

EXHIBIT 2: Residential Standard Plans Transfer Policy adopted by resolution of the Design Review Board on October 11, 2001.

The intent of the Standard Plans Transfer policy is to provide an effective, customer friendly administrative review process to allow for the use of approved standard plans in a different subdivision. Concerns regarding sameness in the community and new design requirements over time are addressed by establishing minimum criteria. Minimum criteria for administrative review, submittal requirements, and process are outlined below.

Minimum criteria for consideration of administrative review of Standard Plans:

1. Standard Plans must have received approval by the Design Review Board within the last 36 months.
2. The maximum number of lots for the originally approved standard plans plus lots in subsequently approved projects for these standard plans shall not exceed 500 lots.
3. The lot size for the approved standard plans shall be comparable to the lot size of the proposed subdivision. Product designed for smaller lots has a limited amount of detail and massing. Product designed for larger lots requires additional detailing. Staff may require additional design features for approved standard plans to be acceptable for a lot size that is slightly larger than the original lot size.
4. The original approval must have a minimum of four standard plans approved by the Design Review Board.
5. No standard plans may be transferred to subdivisions within the Gateway Character area and the Heritage District Character area. Standard plans approved within the Gateway Character area and the Heritage District Character area may be transferred within their own Character areas.
6. Approved standard plans from separate projects may be combined to form a proposed set of standard plans to transfer. A minimum of four standard plans is required for the proposed subdivision. Building elevations for this new set of standard plans will be compatible and provide a unified design theme.
7. Design Review Board stipulations for the approved standard plans shall be maintained.
8. Additional stipulations may be required to comply with General Plan design policies related to the Character Area for the proposed transfer.
9. Additional stipulations may be required for design features required by an Ordinance. The approved standard plans shall meet zoning standards in the proposed subdivision.
10. No zoning ordinance amendment will be supported to accommodate the product transfer.

Submittal and Processing Requirements:

1. A completed application for architectural design review.
2. Payment of the fee for an administrative review.
3. A project narrative describing how the proposal meets the criteria stated above for consideration of transferring standard plans.
4. If additional design requirements are requested by staff to comply with Criteria #3 above, the new set of standard plans will be placed on the consent agenda for approval by the Design Review Board. If a new standard plan is submitted for review to add to the new set of standard plans, the applicant shall submit this for administrative review and pay a separate administrative fee prior to scheduling for the DRB consent agenda.

5. Provide a lot fit analysis that includes zoning setbacks and lot coverage. Provide information on the number of lots the approved set of standard plans were originally approved for, total number of lots approved in subsequent standard plan transfers (if applicable), and the total number of lots requested with this proposal.

Process:

1. Administrative review will be a minimum of three weeks.
2. If staff determines the above criteria are not met, a full submittal to the Design Review Board is required. This will necessitate the payment of an additional fee for DRB review.
3. At least one meeting will be held with Town staff to discuss the proposal.
4. Staff review results will be faxed and mailed to the applicant.

A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE TOWN OF
GILBERT, ARIZONA, ADOPTING RESIDENTIAL STANDARD PLANS
TRANSFER POLICY:

WHEREAS, the Gilbert Design Review Board is responsible in the evaluation of all aspects of a proposed development pertaining to: site planning, the relationship of the project to the surrounding community, building design, landscaping and signage.

WHEREAS, the Town recognizes that a desirable and distinctive community character, founded on the principles of sound site planning and architecture, is a prime factor for a strong built environment and preservation of property values.

WHEREAS, the Town recognizes the desire of the homebuilding industry to utilize the building elevations and floor plans for standard plans for projects other than the originally approved project.

BE IT RESOLVED BY THE DESIGN REVIEW BOARD OF THE TOWN OF GILBERT, ARIZONA, that the policy to transfer residential standard plans is established as set forth in exhibit 1 attached hereto and incorporated by this reference.

PASSED AND ADOPTED by the Design Review Board of the Town of Gilbert, Maricopa County, Arizona, this ____ day of October, 2001.

Darrell Truitt, Design Review Board Chairman

ATTEST:

Jerry H. Swanson, Planning Director

APPROVED AS TO FORM:

Martinez & Curtis, P.C.
Town Attorneys
By Kelly Schwab