

ARTICLE V. ADMINISTRATION

DIVISION 1. POWERS AND DUTIES

* * *

5.1.12 **Design Review Hearing Examiner (DRHE).** The Design Review Hearing Examiner (DRHE) is established to review proposed buildings, structures, landscaping, architectural features, of proposed subdivisions, development plans, and site plans as set forth in the *Land Use Code (LUC)*, Sec. 23 of the Tucson Code and in the Development Compliance Code, Sec. 23A of the Tucson Code.

5.1.12.1 Appointment and Qualifications

A. The City Manager shall appoint the DRHE to serve for a term of one year.

B. *Qualifications* The DRHE shall be any of the following:

1. A registered architect with a minimum five (5) years of experience especially with site planning;
2. A certified urban planner with five (5) years of experience with site planning and architectural and design guidelines; or,
3. A registered landscape architect with five (5) years experience with site planning and architectural and design guidelines.

5.1.12.3 Powers and Duties.

A. *Flexible Lot Development (FLD) Design Review.* The DRHE shall review design elements, such as, but not limited to, architecture, scale, transition areas, common and recreational areas, and landscaping, of a proposed Flexible Lot Development (FLD) project that is five acres or less. Specifically, the DRHE shall review the FLD Plan required by Development Standard 2-10.3 and the Mitigation Plan required by Sec. 3.6.1.5.A.5 and Development Standard 2-10.3.2.C for all of the following:

1. Compliance with the design policies and guidelines of the general plan and any applicable regional and neighborhood plans.
2. Compliance with the design requirements for an FLD in Sec. 3.6.1.4 and .5 and .6, in particular, but not limited to the Transition and Edge Mitigation, and Landscaping and Screening requirements.
3. Design suitability of the proposed FLD to the abutting and adjacent development, with particular attention to the relationship of the FLD to the surrounding neighborhood, the impact on contiguous and adjacent buildings and lands, and view corridors.

4. Consideration the architectural style of adjacent structures and the established pattern of volumetric massing along the street with regard to siting, setbacks and the placement of the upper floor.

- B. *Design Recommendations.* The DRHE shall make design recommendations to the Director of Development Services concerning the design elements of proposed FLD project. The Director shall take into account the recommendations of the DRHE in the review of the FLD project proposal.

- C. *Conditions.* The DRHE may impose conditions on the approval of an FLD to ensure that the design of the FLD mitigates the impact of the FLD and provides suitable transitions to the adjoining existing residential developments.

- D. *Other Responsibilities.* The DRHE shall perform such other functions as may be required by the *Land Use Code (LUC)*.

* * *