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The purpose of this policy is to establish criteria for Priority Expedited Plan Review (PEPR).

### **Projects Eligible for PEPR**

Projects approved by city council for program eligibility are:

- A. Affordable housing projects financed, in whole or in part, by public funds and prioritized by the Housing Department;
- B. Economic development projects consistent with the City Council approved Economic Development Plan and prioritized by the Community and Economic Development Department;
- C. Historic preservation projects involving federal, state or city designated landmarks/structures and prioritized by the city's Historic Preservation Office;
- D. Hospital development or remodeling projects;
- E. Major commercial projects within 1,000 feet of a light rail station;
- F. Neighborhood revitalization or redevelopment projects within City Council approved areas that are consistent with City Council adopted plans and prioritized by the Neighborhood Services Department or other city departments;
- G. Projects such as water and sewer to ensure public health and safety;
- H. Projects that include city of Phoenix contractual obligation or financial participation;
- I. Projects within the defined downtown redevelopment area and prioritized by the Community and Economic Development Department;
- J. Public and charter school development or remodeling projects;
- K. Non-hillside single family residences when resources are available;
- L. Other eligible projects as deemed appropriate by the Planning and Development Director.

### **Evaluation**

To be considered for PEPR, the applicant must demonstrate: 1) the project's significant overall benefit to the community, 2) any negative impact to the community if not approved for the program, and 3) significant adverse scheduling and quantified financial impacts to the project if excluded from the program.

Each application for PEPR will be evaluated on a case by case basis. Staff availability and current work load will be determining factors in granting approval. If the department is unable to meet published turnaround times due to high volume and staff resources, PEPR services may not be granted, even to projects that qualify.

The team supervisor and Deputy Director, if needed, will evaluate each project to ensure its conformity with the program criteria.

## **Fees**

Per the Planning and Development Department fee schedule, the fee for Priority Expedited Plan Review is three times the base amount for the type of plan submitted. For phased plan submittals, the base fee is considered to be the phased plan review fee.

## **Review Times**

PEPR review times shall be one-half of the published goal for the specific plan type.

It is expected that Priority Expedited Plan Reviews will be completed within the agreed upon review time frames. If review time frames are not met, the applicant may receive a prorated refund of the expedited review fees. The cumulative number of calendar days for first and second review shall be used to verify Priority Expedited Plan Review time frames have been met.

Please visit the following webpage for information on department review goals:

<https://www.phoenix.gov/pdd/about/reports>

**\*Note: PEPR services apply to first and second reviews only.** If a third review is necessary, an additional 20% of the expedited plan review fee will be assessed. If resources are not available or the applicant does not want to expedite the third review, the fee will be based on the base plan review fee and the review time will be the department goal for non-expedited review.