



# CIVIC DESIGN REVIEW

Matthew N. McClure, Esquire  
Ballard Spahr LLP



- **CIVIC DESIGN REVIEW**

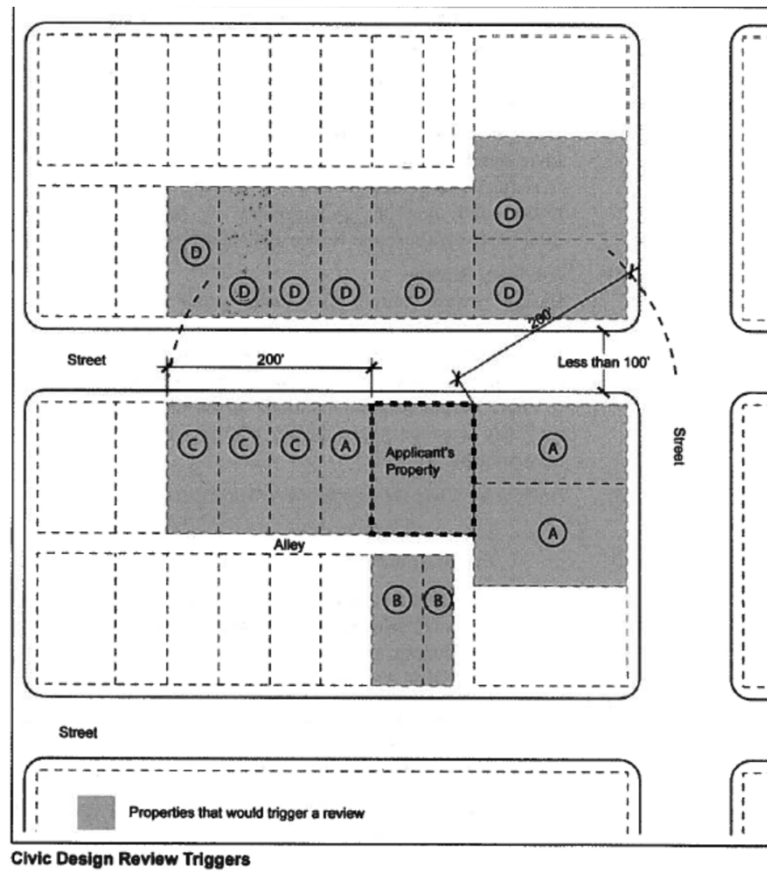
- Composition of the Committee
- Role of Local RCOs on the Committee
- Advisory Role?


- Developments Triggering Review

**Table 14-304-2: Civic Design Review Triggers<sup>167</sup>**

<b>Civic Design Review is required in the following two cases:</b>	
<b>Location of Applicant's Property</b>	<b>Covered Types of Applications</b>
<p><b>Case 1:</b> The applicant's property is located in any district, except as provided in § 14-304(5)(b)(.1).</p>	<p><b>AND</b> the application includes new construction or an expansion that:</p> <ol style="list-style-type: none"> <li>1. Creates more than 100,000 sq. ft. of new gross floor area, excluding any floor area within an existing structure; or</li> <li>2. Creates more than 100 additional dwelling units, excluding any dwelling units within an existing structure.</li> </ol>
<p><b>Case 2:</b> The applicant's property:</p> <ol style="list-style-type: none"> <li>1. Is located in any district except as provided in § 14-304(5)(b)(.1); and</li> <li>2. Affects property in any Residential district, as defined by § 14-304(5)(b)(.2) (Affected Properties).</li> </ol>	<p><b>AND</b> the application includes new construction or an expansion that:</p> <ol style="list-style-type: none"> <li>1. Creates more than 50,000 sq. ft. of new gross floor area, excluding any floor area within an existing structure; or</li> <li>2. Creates more than 50 additional dwelling units, excluding any dwelling units within an existing structure.</li> </ol>

- What is an “Affected Property”?



- 
- Application Submission Requirements
    - Detailed materials required by PCPC regulations
    - Are all of these materials really required? Who will pay for them?
  - PCPC's Civic Design Review Guidelines
  - The Impact of a Positive or Negative Committee Recommendation



- **CONDITIONAL PERMITS**

- What are they?
- What do they do?
- What do you have to do to vest your rights?
- When should you use them?