

David D. Ullrich, AICP

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PROFESSIONAL EXPERIENCE:

Ullrich Planning & Development, LLC, Phoenix, Arizona

Principle (Owner): Oct 2006 - Present

- Perform planning research for various clients including zoning attorneys, engineering firms and small builder clients.
- Identify land suitable for the design of multi-family home “for sale” and rental projects. Contact and negotiate with landowners for potential sale of property.
- Create a vision for the site plan/design based on client product and site qualities.
- Preparation of project zoning and ushering the preliminary site plan/plat approval through the appropriate municipal procedures.
- Coordinate and execute Public Presentations for all neighborhood meetings and public hearings before Planning Commissions and City Councils. Facilitate project issue negotiations with neighborhoods and City staff.
- Coordinate subcontractors during construction plan design.

D.R. Horton Homes, Tempe, Arizona

Entitlements Analyst/ Planning Manager: April 2005- October 2006.

This division of D.R. Horton is an urban infill project developer, with most projects being located within existing developed areas.

- Oversee design of new single family and multi-family home “for sale” projects, specializing in high density single family, town home, triplex, and multi-use podium project designs.
- Manage projects needing zoning and preliminary site plan/plat approval through the appropriate municipal procedures.
- Coordinate and participate in the Public Presentations at all neighborhood meetings, and public hearings before Planning Commissions and City Councils.
- Spearhead project issue negotiations with neighborhoods, City staff, and other Developers.
- Prepared the Due Diligence reports used to confirm the viability of the purchase of land.

RBF Consulting, Phoenix, Arizona

Senior Project Planner: August 2002 – March 2005

- Project Planner for several suburban Master Planned Communities, including preparation and coordination of the Community Master Plan or Planned Area Development documents.
- Presentation of development issues, neighborhood meetings, and public hearings before Commissions and Councils.
- Facilitate project issue negotiations with City staff and Developer.
- Oversee project design, platting progression, timelines and budgets.
- Project Manager for an ongoing 2,000 acre site, and directed preparation of about 2/3 of the parcels' plats through the preliminary approval stage.

Sage Engineering Corporation, Phoenix Arizona

Director of Planning: June 1996 – August 2002

Designed projects totaling approximately 2,250 lots per year.

- Project Planner for single family residential subdivisions. Prepare project layouts for client review and approval.
- Prepare Zoning cases and preliminary plats for submission to government agencies for their review and comment.
- Staff liaison to the appropriate government agencies during fact finding, Pre-application meetings, Zoning case approval process, neighborhood outreach, and Subdivision Review meetings.
- In-house Project Manager to coordinate engineering plans for completeness and client interface during plan preparation and completion.
- Considerable Client and other consultant contact for coordination of project issues.

City of Phoenix, Development Services Department, Phoenix Arizona

Planner II: May 1984 – June 1996

- The Planner on the Pre-application Conference Team.
- Administration of the City's Hillside Development Ordinance. Responsibilities included hillside review of major resorts, subdivisions, and grading and drainage plans for homes; Presentations of hillside waivers to the City Council; Condemnation Expert Witness in court proceedings regarding hillside areas for inclusion in the Phoenix Mountain Preserves.
- Team leader/Supervisor of Special Plans Section of the Development Coordination Office, including lot divisions, ROW abandonments, private street dedications, graphics, and landscape plan review.
- Project Coordinator responsible for producing a clear and precise report detailing development requirements; Coordination and conflict resolution of several disciplines' development requirements; Review of commercial site plans, subdivisions and building permit review for zoning issues and design review for commercial projects and residential subdivision design. Complete special projects as assigned.

City of Evanston Community Development Department, Evanston, Wyoming

Assistant Planner/Zoning Inspector; September 1982 – May 1984

- Assisted the public and development community in all planning, zoning and development matters that helped transition the boomtown city from a population of 3,000 to 13,000.
- Directed efforts for installation of a comprehensive Development Review system.
- Field enforcement inspector for zoning, signs, and building review for zoning issues.
- Collection of various planning data in relation to the revision of the General Plan.
- Authorship of staff reports regarding zoning changes, Conditional Use Permits, and zoning variances.
- Presented all cases to the Board of Adjustment and Planning Commission and many to the City Council.

EDUCATION: Bachelor of Science Degree: Geography, Arizona State University, 1978.

PROFESSIONAL AFFILIATIONS:

American Institute of Certified Planners (AICP) since 1989

American Planning Association – since 1982

Wyoming Planning Association – 1982-84

Arizona Planning Association – since 1984 (served on Board of Directors '04-'05)

Arizona Real Estate Licensee - since 2007