



Draft Land Development Regulations

Category: Master Plans, Subdivisions, Planned Unit Developments

Spotlight on Master Plans

Summary: The proposed Regulations would update existing Master Plan standards and require their use for subdivisions of land involving more than four (4) acres of land and/or multiple planned phases of development.

What's in the Current Regulations: The present regulations include a basic master plan provision, required in the Southeast Quadrant and eligible elsewhere in the City. The current provisions establish thresholds beyond which amendments to the Master Plan are required if a change is made.

What's in the Proposed Changes: The proposed changes would expand the function of Master Plans and require their use for subdivisions of land involving more than four (4) acres of land, or land development proposed to be phased. The updated Master Plan standards require an assessment of the surrounding context, an existing conditions report, a development plan depicting the overall pattern, type, and density of proposed development for the entire project and each phase, summary statistics of planned development, buildout analysis and budget, proposed design standards to guide each phase of the development, proposed project phasing, and proposed management plan.

Under the proposed Regulations, the Development Review Board is authorized to determine those components or elements of the Master Plan that are vested for the duration of the Plan, up to 10 years. In other words, components or elements that are secured under the Regulations in place at the time of the Master Plan.

What is the purpose of this change?

The primary purposes are to establish the framework for the orderly, well-planned, and integrated development of large tracts of land consisting and phased development projects; to identify and address the cumulative and overall impacts of more complex or phased development; to ensure that the location, timing, and rate of proposed development does not exceed the ability or capacity of the City to provide municipal infrastructure, facilities, and services in an efficient and cost-effective manner.

Where can I find the proposed changes?

Section 15.B of the draft [Regulations](#)

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