

Working Project Schedule - PUD/MP/Subdivision Project

| Component Element | Status | Task Ownership | Notes | Timeline for next step |
|--|---|---------------------------|--|--|
| Subdivision | | | | |
| Process and Administration | Ongoing/90% | Legal staff | Legal review: linkages to comp plan | Expected for December PC review |
| Standards | Ongoing /90% | Staff and consulting team | Legal review; lotting related to natural resources | Expected for December PC review |
| Connections (blocks & perimeters) | Ongoing | Consulting team | | Expected for December PC review |
| Traffic Impact | | | | |
| Natural Resources | Policy complete; drafting to incorporate | Staff and consulting team | Some overlap with Chapter 12 work. | Expected for December PC review |
| Conformance with Plan Objectives | Ongoing | Legal Staff | Policy complete; clarifying language underdevelopment | Expected for December PC review |
| TDR Corrective Amendments | Complete; adopted | | | |
| TDR Interim Zoning Committee Regulations | Ongoing | Planning Commission | Committee report with concepts given to PC; PC to check in with Council as to completion with respect to work. No draft amendments yet. | Council to |
| Master Plan | | | | |
| Master Plan outline | Outline draft complete and | | | Complete |
| Process and Administration | Regulatory language in draft | Consulting team | Planning Commission reviewed master plan outline and master plan comparison to subdivision and PUD in 2018 and 2019. This includes the major policy decisions of vesting, application elements, lot layouts, etc. Consulting team has been working to translate this to regulatory text, which is expected by November 30. | Consulting team expected to deliver full draft by Nov 30. Expect PC review early Jan, 2020 |
| Project Phasing | | | | |
| Land Use Allocations | | | | |
| General layout requirements | | | | |
| Build-out budgets (lot coverage, traffic, parking) | | | | |
| Planned Unit Developments | | | | |
| PUD outline | Complete | | | Complete |
| Process & Administration | | Consulting team | Ongoing; | Expected for December PC review |
| Conservation PUD Type | Outline draft complete and reviewed by PC | Staff and consulting team | Outlines form the basis of regulatory text and guide/design book. Staff is continuing review. Consulting team is working through comments from PC on review and will be incorporating these into the LDRs and guide/design book. | Design book for Feb PC review; may review elements in January if necessary |
| Traditional Neighborhood PUD Type | Outline draft complete and reviewed by PC | Staff and consulting team | | |
| Neighborhood Commercial PUD Type | Outline draft complete and reviewed by PC | Staff and consulting team | | |
| Campus PUD type | Not yet delivered | Consulting team | Early draft of land allocation in PUD board type. | Unclear. Staff will follow up. |
| Infill PUDs | | Consulting team | Infill PUDs will serve smaller lots where full spectrum of PUD type cannot be met due to land area or other restrictions; this will by necessity need to be completed after the PUD elements are finalized | Expect for Feb 2020 |
| Street Types | Typologies complete | Consulting team | Consulting team is integrating into design book; needs to be assigned to PUD type | Expect assignments in Jan 2020; design book for Feb PC review |
| Building Types | Typologies ongoing | Staff | PC has reviewed several early drafts; Staff is continuing to refine | Expect round 3 of bldg types in Dec '19; expect assignments in Jan 2020; design book for Feb PC review |
| Open Space Types | Typologies complete | Consulting team | Consulting team is integrating into design book; needs to be assigned to PUD type; possible work to be done to incorporate city-wide | Expect assignments in Jan 2020; design book for Feb PC review |
| Performance Zoning & Bonus Criteria | | | | |
| Site Plan | | | | |
| Process and Administration | No changes anticipated | | LDRS related to PUDs and subdivisions will inevitably create space for amendments to site plans, whether as part of a subdivision or on a stand-alone lot. The guidebook with refined typologies can be used on all sites subject to review, especially open space, street types, and building types. This is in the very earliest stages of development and most work will be dependent on PUD project, though some pieces could be adopted early or independently. | Post completion of LDRs related to PUDs and subdivisions. |
| Site Access | Not yet started | | | |
| Building layout (placement, form) | Building typologies started | Staff | | |
| Circulation - vehicles, pedestrians, bikes | Not yet started | Staff | | |
| Parking standards | Adopted | | | |
| Site-specific open space (amounts) | Ripe for PC discussion | Staff | | Any additional changes subject to annual work plan PC Discuss 11/26/19 |
| Delineated natural resources | Ongoing; mostly complete | Staff and CCRPC | Chapter 12 work. Mostly complete. Remaining elements include slopes, stormwater, definitions and ag soils; Arrowood working through forest block/habitat block identification. Expect report in late January. | December PC Review of slopes and definitions; Ag and stormwater in January; forest and habitat block delineation in late February 2020 |
| Other elements if not in subdivision or PUD | Not yet started | Staff | | Post completion of LDRs related to PUDs and subdivisions. |
| Underlying Zoning Districts | | | | |
| Purpose Statements | | | | |
| Alignment / consolidation of zoning districts | In progress | Planning Commission | See cover memo; need Commission direction | |
| Inclusionary Zoning requirements | In progress; warned for public hearing | Planning Commission | Inclusionary zoning for Transit Overlay warned for public hearing. PC has indicated that inclusionary for additional geographies will be discussed after conclusion of IZ (interim zoning) and IZ committee work | Public hearing; return to other parts of the City after IZ. |
| Tidy-up of LDRs | Not yet started | Staff | Lots of clean up, mostly based on section references, application requirements | Spring 2020 |
| Form Based Code Amendments | Ongoing | Staff/FBC Subcommittee | Several amendments have already been adopted. Some are ongoing. | |
| Graphics, layouts, etc. | | | | |
| Testing of PUD Standards | | | | |
| Public Outreach | | | | |