

### Current LDRs (Article 15): Subdivisions, Master Plans, PUDs (Comparison)

	<b>Subdivision</b>	<b>Master Plan</b>	<b>Planned Unit Development</b>
<b>Definition (Art 2)</b>	<p>Division of lot, tract, parcel into two or more lots, tracts, parcels or other divisions of land for sale, development or lease</p> <p>Major: Subdivisions involving 1) creation of 3+ lots, 2) PUD, 3) extension/ creation of public street(s) 4) extension of off-tract public facilities, improvements</p>	A plan intended to guide the arrangement of developed and undeveloped areas and streets within a land development project	<p>One or more parcels developed as a single entity</p> <p>May include any authorized combination of density or intensity of transfers, increases, mix of land uses</p> <p>May deviate from bylaw requirements (area, density, dimensional), number of structures and uses per lot</p>
<b>Purpose</b>	Provide relief from strict dimensional standards for individual lots; assure orderly growth and development	Not specified	Provide relief from strict dimensional standards for individual lots; assure orderly growth and development
<b>Applicability</b>	<p>All subdivisions</p> <p>Minor/Major – AO (level of review)</p>	<p>Required – AO; site plans, subdivisions, PUDs: &gt;10 DUs in SEQ &gt;10 DUs in 5 years in R1-Lakeshore</p> <p>Optional – Subdivisions, PUDs except in FBC District</p>	<p>Required – AO: 10+ acres (except in FBC) Development in SEQ other than SFDs, TFDs Educational facilities CI, I-A</p> <p>Elective – all except parcels &lt;2A in R1, R1-LV, R2, R4, LN</p>
<b>Application Requirements</b>	Appendix E	Appendix E	Appendix E
<b>Statement of Requested Waivers</b>	Not applicable	Not applicable	Required
<b>Review Process</b>	<p>Sketch Plan</p> <p>Preliminary</p> <p>Final</p>	<p>Sketch Plan, Master Plan – – may combine w/ preliminary site plan, subdivision</p>	<p>Sketch Plan</p> <p>Preliminary</p> <p>Final</p>
<b>Allowed Uses</b>	Underlying district	Not specified	Underlying district – conditional uses allowed as permitted uses
<b>Density</b>	Underlying district	Not specified	Underlying district

<b>Lot Layout</b>	Compliance w/ LDRs, FBC Consideration to topography, soils, drainage	Not specified	Compliance w/ LDRs, Consideration to topography, soils, drainage
<b>SVPO District</b>	DRB may approve lots w/ structures exceeding district limitations	Not specified	DRB may approve lots w/ structures exceeding district limitations
<b>Roadways, Parking, Circulation</b>	Street Layout – continuation, connectivity; except for topography	Not specified	Not specified
	Traffic Overlay District –more restrictive applies	Not specified	Traffic Overlay District – more restrictive applies
	Logically relate to topography	Not specified	Logically relate to topography
	Public, private roadway criteria – construction, dedication, connections, waivers	Public, private roadway criteria – construction, dedication, connections, waivers	Public, private roadway criteria – construction, dedication, connections, waivers
	Roadway construction standards (specifications)	Roadway construction standards (specifications)	Roadway construction standards (specifications)
	Entrances – Level D or more, separation distances, signalization, access management	Not specified	Entrances – Level D or more, separation distances, signalization, access management
	Emergency access–100 ft of entrance (MFDs, etc.)	Not specified	Emergency access–100 ft of entrance (MFDs, etc.)
	Parking, circulation – site plans (Article 14)	Not specified	Parking, circulation – site plans (Article 14)
	Street Ends – configurations	Not specified	Street Ends – configurations
	Street names, numbering	Not specified	Street names, numbering
	Sidewalks, rec paths	Not specified	Sidewalks, rec paths
<b>Utility Services</b>	Easements	Not specified	Easements
	Water Systems – public, private/onsite	Not specified	Water systems – public, private/onsite
	Wastewater Systems – public, private/onsite	Not specified	Wastewater systems – public, private/onsite
	Utility Lines – burial	Not specified	Utility Lines – burial
	Stormwater management – per Article 12	Not specified	Stormwater management – per Article 12

<b>Required Public Facilities, Improvements</b>	Improvements = streets, sidewalks, rec paths, curbing, water/sewer mains, stormwater infrastructure, fire hydrants, parks, rec facilities, other public (existing, intended)  Per attached installation, design standards  Inspections, As-Builts–City Engineer	Not specified	Improvements = streets, sidewalks, rec paths, curbing, water/sewer mains, stormwater infrastructure, fire hydrants, parks, rec facilities, other public (existing, intended)  Per attached installation, design standards  Inspections, As-Builts – City Engineer
<b>Performance Bonds, etc.</b>	Acceptable forms of surety Terms, releases, amounts		Acceptable forms of surety Terms, releases, amounts
<b>Acceptance</b>	Process – City Council		Process – City Council
<b>Certificate of Title</b>	Ownership of property, easements, to be dedicated to City – final plat review		
<b>Review Criteria</b>	As applicable (Art 14, 15)	As applicable (Art 14, 15)	As applicable (Art 14, 15)
<b>General Standards</b>	Sufficient water, wastewater capacity	Sufficient water, wastewater capacity	Sufficient water, wastewater capacity
	Sufficient grading, erosion controls; access management, circulation, traffic controls	Sufficient grading, erosion controls; access management, circulation, traffic controls	Sufficient grading, erosion controls; access management, circulation, traffic controls
	Suitable protection – wetlands, streams, wildlife habitat (re Open Space Strategy), natural features (Article 12)	Suitable protection – wetlands, streams, wildlife habitat (re Open Space Strategy), natural features (Article 12)	Suitable protection – wetlands, streams, wildlife habitat (re Open Space Strategy), natural features (Article 12)
	Visually compatible w/ planned development patterns in area – comp plan, zoning district purpose	Visually compatible w/ planned development patterns in area – comp plan, zoning district purpose	Visually compatible w/ planned development patterns in area – comp plan, zoning district purpose
	Open space areas located to maximize contiguous space with adjoining parcels, stream buffers	Open space areas located to maximize contiguous space with adjoining parcels, stream buffers	Open space areas located to maximize contiguous space with adjoining parcels, stream buffers

	Layout reviewed by Fire Chief – distance between structures, street widths, vehicular access, etc.	Layout reviewed by Fire Chief – distance between structures, street widths, vehicular access, etc.	Layout reviewed by Fire Chief – distance between structures, street widths, vehicular access, etc.
	Roads, rec paths, stormwater facilities, landscaping, utility lines, lighting compatible w/ extensions of such services, infrastructure to adjoining properties	Roads, rec paths, stormwater facilities, landscaping, utility lines, lighting compatible w/ extensions of such services, infrastructure to adjoining properties	Roads, rec paths, stormwater facilities, landscaping, utility lines, lighting compatible w/ extensions of such services, infrastructure to adjoining properties
	Roads, utilities, sidewalks, rec paths, lighting consistent with City utility, roadway plans, maintenance standards, absent agreement approved by City Council	Roads, utilities, sidewalks, rec paths, lighting consistent with City utility, roadway plans, maintenance standards, absent agreement approved by City Council	Roads, utilities, sidewalks, rec paths, lighting consistent with City utility, roadway plans, maintenance standards, absent agreement approved by City Council
	Consistent w/ goals, objectives of comp plan for affected district(s)	Consistent w/ goals, objectives of comp plan for affected district(s)	Consistent w/ goals, objectives of comp plan for affected district(s)
	Design incorporates strategies to minimize site disturbance, stormwater runoff	Design incorporates strategies to minimize site disturbance, stormwater runoff	Design incorporates strategies to minimize site disturbance, stormwater runoff
<b>I-O District</b>	Open space, development areas to be located to maximize aesthetic values of property; located to minimize impacts on adjoining properties	Open space, development areas to be located to maximize aesthetic values of property; located to minimize impacts on adjoining properties	Open space, development areas to be located to maximize aesthetic values of property; located to minimize impacts on adjoining properties
<b>R1-Lakeshore</b>	Not specified	Master plan required for >10 DUs in 5-year period	PUD: Max gross density: 7DU/A Max height: 2.5 stories Layout conforms to official map Maximizes lakeshore recreation, access opportunities, conservation of historic resources Protects visual integrity of lakeshore