

Comparison: Proposed Subdivision, PUD, Master Plan Elements			
	Subdivision	Planned Unit Development	Master Plan
Definitions (Art 2)	<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) PUDs, 3) extension/ creation of public street(s) 4) extension of off-tract public facilities, improvements</p>	<p>One or more parcels developed as a single, planned development</p> <p>May include any authorized combination of density or intensity of transfers, increases, mix of land uses <u>as defined by PUD Type</u></p> <p>May deviate from bylaw requirements (area, density, dimensional), number of structures and uses per lot</p>	<p>A plan intended to guide the overall arrangement of developed and undeveloped areas and streets within a land development project</p>
Purpose	<p><i>Establishes the framework (ownership, settlement pattern) for subsequent land use, management and development</i></p> <p>To be added – at minimum to: Ensure that subdivisions of land (configuration, lotting) in relation to allowed or intended uses, meet relevant LDR and statutory standards – e.g., for lots, streets, paths and sidewalks, utilities, infrastructure, open space, etc.</p>	<p><i>Establishes the parameters for more flexible, innovative forms of development that offer clear community benefits</i></p> <p>To be revised, expanded Overall: As defined in statute, comp plan Specific: Will vary by PUD type</p>	<p><i>Establishes standards for the timing, integration of phased and/or large parcel development</i></p> <p>To be added – at minimum to: Coordinate timing, overall integration of phased development in relation to supporting infrastructure, public utilities, amenities</p> <p>Define overall development parameters (buildout budgets), associated mitigation measures</p> <p>Offer developer, neighborhood, community assurances (e.g., vested rights)</p>

<p>Applicability</p>	<p>All divisions of land</p> <p>Minor – as currently defined Major – as currently defined</p> <p>Exceptions – as currently defined (e.g., administrative boundary adjustments)</p>	<p>Required – per specified PUD type(s) by district, for:</p> <ul style="list-style-type: none"> ▪ Parcels = [5/10]+ acres, except in the FBC District ▪ SEQ, other than SFDs, TFDs ▪ Educational facilities Cl, I-A) <p>Elective – Specified PUD type(s) by district for:</p> <ul style="list-style-type: none"> ▪ Parcels < [5/10] acres 	<p>Required for</p> <ul style="list-style-type: none"> ▪ Phased Development ▪ PUDs ▪ >10 DUs in SEQ (current) ▪ >10 DUs in 5 years in R1-Lakeshore (current) <p>Elective: Subdivisions, PUDs except in FBC District</p>
<p>Applications</p>	<p>Appendix E [update table] Vicinity map Existing conditions Intended use, development Draft plat Supporting plans, documentation</p>	<p>Appendix E [update table] In addition (per phase): Draft plat/site plan Requested modifications Uses, mix Budget calculations Specifications (per Plan Book) Scoring sheet</p>	<p>Appendix E [update table] In addition: Use allocation areas, targets Planned modifications (PUDs) Buildout Budget/Parameters Phasing Plan, Schedule Management Plan Plan Book/Specifications</p>
<p>Modifications, Waivers</p>	<p>Limited to those generally allowed under zoning—e.g., as necessary to address physical site constraints (per housekeeping amendments)</p>	<p>As allowed by PUD type, per PUD standards, schedule of incentives tied to specified community benefits (e.g., affordable housing)</p>	<p>Not specified (as otherwise applicable)</p>
<p>Review Process</p>	<p>Sketch Plan or Master Plan (as applicable)– DRB Preliminary Subdivision – DRB Final Subdivision – DRB; may be combined w/site plan review</p>	<p>Master Plan – DRB Preliminary Site/Subdivision –DRB Final Site/Subdivision – DRB; for subdivisions, may be combined w/site plan review</p>	<p>Pre-Application – Neighbor, Staff Preliminary/Draft – DRB Final – DRB; may be combined w/preliminary site plan/subdivision (e.g., first phase)</p>
<p>Context</p>	<p>Conformance with plan, district Compatibility w/planned pattern of development, adjacent uses Mitigation options (e.g., averaging, buffers)</p>	<p>Further defined to consider mix of development forms, uses: Adjacent Pedestrian Shed (1/4 mile) Transit Shed (1/2 mile)</p>	<p>As allowed; with additional provisions ensuring compatibility of each phase; overall consistency at buildout</p>

Connectivity	Streets, sidewalk, path networks/ extensions Transit, recreation facility access Contiguous resources, open space	As required, with allowed modifications by PUD type/form	As allowed, with additional provisions ensuring connectivity for each phase of development
Streets, Blocks (Circulation)	Reference street types, standards Layout (e.g. modified grid, access, walkability, solar orientation) Block standards (length, perimeter)	Allowed modifications by PUD type	As required – at minimum to show major streets/street network as framework for phased development
Lots	Configured per district	Allowed modifications by PUD type	Not specified Designated use allocation areas
Allowed Uses	Defined per underlying district, master plan approval (where applicable)	Underlying district, or as specified by PUD Type in association w/ allowed forms, master plan <i>Conditional uses allowed as permitted uses (current)?</i>	Designated land use allocation areas, e.g.: Undevelopable (constrained) Residential – categories/types Nonresidential – categories/types Mixed – categories, mix Open/Civic Space
Allowed Density	Defined per underlying district Calculated based on buildable area (total land area, less development constraints, street rights-of-way, required open space, resource protection areas)	Defined per underlying district and/or PUD type, based on total land area (allowing transfers) Assigned per use allocation area, based on buildable area Minimum densities specified Additional allowed by PUD type Additional incentive-based	Defined per underlying district or by PUD type as applied to use allocation areas
Infrastructure	Demonstrated capacity, per standards, specifications Easements	Per standards, specifications	Per standards, specifications, w/ provisions for timing of installation in relation to phasing; plan book
Utilities	Per standards, specifications Easements	Per standards, specifications Easements	Per standards, specifications, w/ provisions for timing of installation in relation to phasing; plan book
Open Space	Minimum requirement (e.g., 10%) Reference open space types	As required by PUD Type Reference open space types	As required; show resource, public open space areas