

Final Draft – Code Framework

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- 11.01 Description of Uses
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| SECTION MAP & SUMMARY – ARTICLE 3 SUBDIVISION STANDARDS | | |
|---|--|---|
| DRAFT DEVELOPMENT CODE | EXISTING CODE [RELEVANT SECTIONS] | SUMMARY |
| 3.01 Streets | | |
| A. Intent | 17-1 Purpose | Expanded subdivision purpose statements into more specific and design-oriented intent statements about each element of subdivisions – streets, open spaces (3.02.A), blocks & lots (3.03.A) and required improvements (3.04.A) |
| B. Street Network | III.F. Neighborhood Access and Circulation (Neighborhood Design) III.G. Blocks and Lots (Neighborhood Design) III.B Vehicle and Pedestrian Circulation (Commercial Design) | the current subdivision regulations do not have any standards for street connectivity and defer to the comprehensive plan. The neighborhood and commercial design standards (separate documents) then attempt to account for connectivity on a project specific basis. This section adds context-based connectivity requirements for streets as property is platted and subdivided. |
| C. Street Types & Design | III. H Street Design Standards (Neighborhood Design) | The current subdivision regulations do not have any design standards for streets, and defer to the comprehensive plan. The neighborhood and commercial design standards (separate documents) then attempt to emphasize streetscape design through project-specific site lanes. This section adds a variety of different street design types to be applied based on context and functional class of the streets. |
| D. Intersection Design | 16-102 Sight Triangles | This section is expanded to not important design considerations to balance pedestrian and vehicle needs based on the context of a particular intersection in the network |
| E. Traffic Calming | | Added to help identify where the network may need to better balance pedestrian and vehicle interests. |
| F. Engineering & Construction Specifications | Article VI; 17-60 Design Standards | No substantive change. This is emphasizing the shift from the planning and urban design standards (above sections and comments on larger scale planning and design importance of street design; multi-disciplinary interests) are in the subdivision standards, but that the engineering and construction specifications (technical items; engineering-specific interests) are in the specifications manual |
| 3.02 Open & Civic Spaces | | |
| A. Intent | 17-1 Purpose | Expanded subdivision purpose statements into more specific and design-oriented intent statements about each element of subdivisions – streets (3.01.A), open spaces, blocks & lots (3.03.A) and required improvements (3.04.A) |
| B. Required Open Space C. Open & Civic Space System | 17-71 Public Land Dedication; Requirements III.B Provision of Neighborhood Features (Neighborhood Design) III.C. Open Space (Neighborhood Design) III.D. Stream Corridors, Irrigation Canals and Wetland Preservation Standards (Neighborhood Design) III.I. Crime Prevention Through Environmental Design Standards (Neighborhood Design and Commercial Design) | Expanded the types of open spaces; improved design standards for distinct and different types of open spaces; put standards and parameters in to apply open spaces differently in different context; include location and design guidance to coordinate open spaces among different types and across projects into a broader system |
| D. Stormwater Facilities | III.E. On-site Drainage & Stormwater Management (Neighborhood Design) | Encourage drainage issues and open space design to be coordinated and considered at the largest scale possible, in order to be more efficient and allow better site design. |
| E. Open & Civic Space Design Guidelines | | Added to emphasize the design of different spaces and not simply the amount of space |
| 3.03 Blocks & Lots | | |

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| A. Intent | 17-1 Purpose | Expanded subdivision purpose statements into more specific and design-oriented intent statements about each element of subdivisions – streets (3.01.A), open spaces (3.02.A), blocks & lots, and required improvements (3.04.A) |
| B. Block & Lot Arrangement | III.G. Blocks and Lots (Neighborhood Design) | Block and lot standards are implied or referenced in many places in the subdivision regulations, but often these are just documentation provisions and there is no specific standards addressing the planning or design requirements for laying them out |
| 3.04 Required Improvements | | |
| A. Intent | 17-1 Purpose | Expanded subdivision purpose statements into more specific and design-oriented intent statements about each element of subdivisions – streets(3.01.A), open spaces (3.02.A), blocks & lots (3.03.A) and required improvements. |
| B. General Requirements C. Improvements D. Reimbursement Agreements | III.F. Utilities (Commercial Design) | Added more specific list of items typically addressed in the development agreements. |
| 3.05 Community Facilities & Fees | | |
| A. Intent B. Dedication of Land C. Dedication of Water D. Reservation of Land | Article VII Public Land Dedication (17-70 – 17-71 verified, reorganized and simplified) | Added section to emphasize the distinction between things that must be built to serve the specific proposal of the development, vs. things that the development has an impact on but the timing, extent, location or other issues affecting the facility mean it may not be required to be built in association with the subdivision |