## 6.0301 – Purpose

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 6.0301 – Relating Design to the Existing Landscape |  |  |
| 6.0301 – Efficient Use of land and Public Services |  |  |
| 6.0301 – Creation of Public and Private Common Space |  |  |

## 6.0311 – PD Tentative Plan Criteria

|  |  |  |
| --- | --- | --- |
| **Standard** | **N/A** | **Findings** |
| 6.0311(A) – Need for Planned Development |  |  |
| 6.0311(B) – Implementation of the Planned Development Purposes (Section 6.0301) |  |  |
| 6.0311(C) – Approved Conservation/Maintenance Plan for Private Open Space |  |  |
| 6.0311(E) – Compatibility Appropriate for Location |  | **[Describe the existing surrounding uses in terms of type of use, height, bulk, and lot size/coverage. Also describe the physical topography of the subject site.]** |
| – Project Design |  |  |
| – Building Heights |  |  |
| – Building Bulk |  |  |
| – Building Scale |  |  |
| – Setback and Buffer Measures to Adjacent Residential Development |  |  |

## 6.0320 – Site Development Requirements

|  |  |  |
| --- | --- | --- |
| **Standard** | **N/A** | **Findings** |
| 6.0320(A) – Underlying Land Use District Standards |  |  |
| 6.0320(B) – Overlay District Standards |  |  |
| 6.0320(C) – Community Service Use Review |  |  |
| 6.0320(D) – Attached Single-Family Dwellings Prohibition (LDR) |  |  |
| 6.0320(E) – Single-Family Attached Dwelling Standards (7.0201) |  |  |

## 6.0321 – Exception to Site Development and Zoning Standards

|  |  |  |
| --- | --- | --- |
| **Standard** | **N/A** | **Findings** |
| 6.0321(A) –Safe Neighborhood Design Performance Standards |  |  |
| 6.0321(B) – Table 6.0321 |  |  |
| – Minimum Lot Size |  |  |
| – Density Range |  |  |
| – Maximum # of Attached Units Per Structure |  |  |
| – Minimum Lot Dimensions |  |  |
| – Minimum Yard Setbacks – Interior Lots |  |  |
| – Minimum Yard Setbacks – Perimeter Lots |  |  |
| – Minimum Building Height |  |  |
| – Maximum Building Height |  |  |
| – Minimum Street Frontage |  |  |
| – Minimum Lot Width/Depth Ratio |  |  |
| – Minimum Lot Coverage |  |  |
| – General Lot Utility Easements |  |  |

Summary of Proposal with Respect to Development Standards

|  |  |  |
| --- | --- | --- |
| **Item** | **Figure** | **Comment (Optional)** |
| **Residential Density (Dwelling Units Per Acre)** |  |  |
| Proposed Net Residential Density |  |  |
| **Lot Size (Square Feet)** |  |  |
| Proposed Minimum Lot Size |  |  |
| Proposed Maximum Lot Size |  |  |
| Average Proposed Lot Size |  |  |
| PD Perimeter Min. Lot Size |  |  |
| **Setbacks (Feet)** |  |  |
| Proposed Garage Setback |  |  |
| Proposed Front Wall Setback |  |  |
| Proposed Front Porch Setback |  |  |
| Proposed Side Yard Setback |  |  |
| Proposed Street Side Yard Setback |  |  |
| Proposed Rear Yard Setback (No Alley) |  |  |
| Proposed Rear Yard Setback (Alley) |  |  |
| **Street Frontage (Feet)** |  |  |
| Proposed Minimum Street Frontage |  |  |
| **Building Height (Feet from Average Finished Grade)** |  |  |
| Proposed Maximum Building Height (Lots Interior to PD) |  |  |
| **PD Perimeter Buffer Treatment** |  |  |
| Proposed Buffer Setback Distance |  |  |
| Proposed Screening and/or Vegetation |  |  |
| **Housing Type Mix** |  |  |
| Percent Single Family Detached |  |  |
| Percent Single Family Attached |  |  |
| Percent Duplex |  |  |
| **Open Space** |  |  |
| Area of Dedicated Open Space |  |  |
| Percent of Gross Land Area |  |  |

## 6.0322 – PD Density Transfer for Site with Hillside Overlay District

|  |  |  |
| --- | --- | --- |
| **Standard** | **N/A** | **Findings** |
| **6.0322 – PD Density Transfer for Site with Hillside Overlay District** |  |  |

Density Transfer Table

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Slope Classification Allocation** | | | |
|  | **0-15%** | **15-25%** | **25-35%** | **>35%** |
| **Total Acreage** |  |  |  |  |
| **Density Allowance** | 100% | 35% | 20% | 1 DUA |
| **Density Rate** |  |  |  |  |
| **Max. Permitted Number of Units** |  |  |  |  |

Compliance with Minimum Density Low Slope Areas

|  |  |
| --- | --- |
| **Is a large lot PD proposed** |  |
| **Acreage of Site Sloped 0-15 %** |  |
| **80% of Minimum Allowed Density for Areas 0-15 % Slope** |  |
| **Effective Proposed Density for Areas 0-15% Slope** |  |
| **Number of Units Proposed on Slopes >35%** |  |

## 6.0323 – PD Density Credit for Habitat Conservation Area Property

|  |  |  |
| --- | --- | --- |
| **Standard** | **N/A** | **Findings** |
| **6.0323 – PD Density Credit for Natural Resources Overlay District Property** |  |  |

Density Credit Table

|  |  |  |  |
| --- | --- | --- | --- |
|  | **HCA Allotment** | | |
|  | **Non-HCA Acreage** | **HCA Acreage** | **Total** |
| **Acreage** |  |  |  |
| **Density Allowance** | 100% | 2 DUA | - |
| **Net Density Rate\*** |  |  |  |
| **Max. Permitted Number of Units** |  |  |  |

Note: Net density is that density that can be determined after subtracting Habitat Conservation Area

designated areas from the gross property area and calculating the density of the net area remaining.

## 6.0324 – Open Space Areas

|  |  |  |
| --- | --- | --- |
| **Standard** | **N/A** | **Findings** |
| 6.0324(A) – General Open Space Requirement |  |  |
| 6.0324(B) – HPC, OS, HCA Open Space Requirement |  |  |
| 6.0324(C) – Maximum Preservation of Features Identified in 6.0324(G) |  |  |

## 6.0324(D) – Public or Private Open Space

|  |  |  |
| --- | --- | --- |
| **Standard** | **N/A** | **Findings** |
| 6.0324(D)(1) – Public Open Space per 5.0500 |  |  |
| 6.0324(D)(2) – Private Open Space Criteria | | |
| 6.0324(D)(2)(a) – Open Space Development Rights Easements |  |  |
| 6.0324(D)(2)(b) – Conservation/ Maintenance Plan |  |  |
| 6.0324(D)(2)(c) – Financial Mechanism Ensuring Open Space Maintenance |  |  |
| 6.0324(E) – Phased Subdivisions |  |  |
| 6.0324(F) – Development of Open Space **Not** Located a Special Purpose Overlay District |  |  |
| 6.0324(G) – Conservation of Natural Features and Protection of Steep Slopes |  |  |
| 6.0324(G)(1)(a) – Water Resources |  |  |
| 6.0324(G)(1)(b) – Historically or Culturally Significant Sites |  |  |
| 6.0324(G)(1)(c) – Ecological or Scientifically Significant Areas |  |  |
| 6.0324(G)(1)(d) – Significant Trees |  |  |
| 6.0324(G)(1)(e) – HCA Overlay District |  |  |
| 6.0324(G)(1)(f) – Slopes Greater than 35% |  |  |
| 6.0324(G)(2)(a) – Regulated Trees |  |  |
| 6.0324(G)(2)(b) – Geologic Features |  |  |
| 6.0324(G)(2)(c) – Scenic Views and Landscapes |  |  |
| 6.0324(G)(2)(d) – Significant Wildlife Habitat |  |  |

## 6.0325 & 6.0326 - Streets

|  |  |  |
| --- | --- | --- |
| **Standard** | **N/A** | **Findings** |
| 6.0325 – Streets, Public or Private Status |  |  |
| 6.0325 – Future Street Plan |  |  |
| 6.0325 – Private Streets, Connectivity, and Maintenance |  |  |
| 6.0326 – Street Trees |  |  |

## 6.0327 - Buffers

|  |  |  |
| --- | --- | --- |
| **Standard** | **N/A** | **Findings** |
| 6.0327 – Required Buffers and Transitioning |  |  |

## 6.0329 – Additional Standards for Large Lot PDs

|  |  |  |
| --- | --- | --- |
| **Standard** | **N/A** | **Findings** |
| 6.0329(A) – Applicability |  |  |
| 6.0329(B) – Exception to Open Space Requirements |  |  |
| 6.0329(C) – Minimum Site Size |  |  |
| 6.0329(D) – Minimum and Maximum Density |  |  |
| 6.0329(E) – PD Standards |  |  |