

SUBDIVISION SUBCOMMITTEE PROGRESS as of July 5, 2022

The Subdivision Subcommittee was created in November 2021.

The Board of Aldermen has adopted the following ordinances:

1. Mandatory Natural Resources Inventory in addition to Environmental Survey for all major site plans and major subdivisions.
2. Neighborhood meeting is now mandatory for projects of 8 or more lots/units.
3. Minor Administrative Modifications and Substantial Changes: definitions, process, reviewing Boards (when does a site amendment has to go back to the Planning Board for a review).
4. Definitions and requirements for Preliminary Plat, Final Plat, Master Plan, and Construction Documents.
5. Civic Space Text Amendment: expand options for developers, clarify maintenance and ownership, and increase the required civic space allocation based on the size of the development.
6. Traffic Impact Analysis requirement: traffic study is required if a development will generate 500 or more trips/day.

In the Process:

1. Major subdivision tiers (based on the size and density of a subdivision), buffers to separate the subdivision from adjacent neighborhoods), quasi-judicial process for higher tiers (larger subdivisions)- the Board of Aldermen sent it back to the Planning Board for revisions on June 28, 2022.
2. Cottage and Conservation subdivisions to maximize open space and existing ecology- Planning Board Public Hearing on July 18, 2022.
3. Roadway standards and street classifications, revisions to LDS Chapter 6- Planning Board Public Hearing on July 18, 2022.
4. Density revisions in Raccoon Creek Neighborhood Residential (RC-NR) and Allens Creek Neighborhood Residential (AC-NR) districts- under subcommittee review.