

Table 1 - Summary and Recommendations - Streamlining Amendments

UDO Article	Applicable Section(s)	Purpose of Regulation	Description of Proposed Amendment	Comments	Committee Direction
Article 3 - Development Review Procedures	3.6.9 - CUP Extensions	Sets time limits when a delegated or nondelegated approved CUP (including phases) must be established or when an approved-abandoned CUP lapses.	Vest extensions in time limits (Establishment, Phasing, Abandonment) for all CUPs with the PBD Director.	Article 3 responsibilities for the PB&Z Committee would be amended. The PB&Z Committee is currently vested with the authority to act on all extensions in approved CUPs. This amendment would vest the authority in action on extensions with the PBD Director following a recommendation by the multidisciplinary team. All extension requests must be filed prior to the expiration of the CUP. Amendments would not go to the PB&Z Committee for non-delegated CUP extension requests. Conditions imposed as part of the hearing process could override this provision for more sensitive applications.	
Article 3 - Development Review Procedures	3.6.10 - CUP Amendments	Establishes regulations for amendments to approved CUPs that add accessory structures and/or uses.	Vest approval of amendment approvals that exceed the current 25/30% to the governing body that originally approved the CUP (delegated CUPs = ZBA; non-delegated CUPs = PB&Z Committee). The PBD Director currently has the authority to grant amendments for <u>all CUPs</u> when amendments do not exceed 25% of the existing floor area and/or 30% of the existing impervious surface area. Amendments that exceed this limit must be approved by the PB&Z Committee.	This amendment would retain the option of deferring a decision on an amendment for applications that have potentially significant impacts on surrounding properties to the PB&Z Committee. A public notice for amendments within the authorized percentages would not be necessary as it is currently for PB&Z decisions on these actions. This would avoid amendments going to the PB&Z Committee for CUP amendments they were not initially party to approving.	
Article 10 - Subdivisions	10.4.2.4 - Phased Subdivisions	States, all phases of a subdivision must be approved by the PB&Z Committee within 24 months of the date the Preliminary Plat remains valid.	Allow the Director to approve time-limit extensions for subdivision phases and/or final plats beyond the 24 month period without Committee review.	This proposal would expedite the decision process associated with subdivision phasing and extensions of preliminary plat approvals. Historically, all requested extensions have been approved by the Committee.	
Article 10 - Subdivisions	10.6.2 - Easements	Establishes standards for access, utility and drainage easements.	Delegate modifications in right-of-way cross-sections for private streets, including utility and drainage easement design, to the PBD Director upon consultation with the Project Manager and the County Engineer (for street/alley rights-of-way). Section 10.10 delegates right-of-way and pavement modifications to the County Engineer for public streets.	This amendment would enable adjustments in the standards for public and private streets as well as drainage and utility easements during the engineering phase of the review process without obtaining consent from the PB&Z Committee.	
Article 10 - Subdivisions	10.7.2.1 - Informational Meetings	Establishes of Public Information Meeting standards for subdivisions.	Delegate public informational meetings to the PB&D Director for Minor Subdivisions. Informational Meetings for Major Subdivisions, PUDs and Non-Residential Subdivisions would remain under the authority of the PB&Z Committee.	Minor Subdivisions consist of subdivisions containing 5 or fewer lots. Historically, meetings for these types of subdivisions have been sparsely attended by residents in the area of the proposed subdivision. Administratively, the meetings would be held in a central location (CPF), enabling all project team staff members to be in attendance. The County Board member in the area would be provided notice so they could attend the meeting to hear concerns. Comments from the meeting would be incorporated in staff's report to the PB&Z Committee prior to them acting on the final plat. The Director could defer the meeting to the PB&Z Committee if appropriate.	
Article 10 - Subdivisions	10.19.3.3; 10.19.4.3 & 10.19.5.3 - Assurance Term limits	Establishes term limits to complete subdivision improvements for performance / maintenance assurances.	Allow the Director to make decisions on the term length and draws for assurance extensions. Appeals would go to the PB&Z Committee.	Over the last 3 years, the Committee has acted on 32 items related to this issue; all of these requests have been approved. Delegating decisions on assurances to the Director would afford staff more flexibility in responding to assurance actions and would alleviate this routine exercise from the PB&Z Committee's agenda.	
Article 10 - Subdivisions	10.13 - Stormwater Management Facilities	Establishes standards for stormwater detention and drainage infrastructure in subdivisions.	Delegate design standards, specifications and modifications in ordinance provisions to the Director in cooperation with SMC and the County Engineer.	Standards are essentially reflective of the WDO and Article 8 and are more technical in nature. These have never gone to the Committee and should be delegated to staff.	
Article 10 - Subdivisions	10.14- Dams and Impoundment Structures	Establishes standards for dams and berms for impoundment of water in subdivisions.	Delegate design standards, specifications and modifications in ordinance provisions to the Director in cooperation with SMC and the County Engineer.	Standards are essentially reflective of the WDO, Article 8 and/or structural engineering standards and are more technical in nature. These have never gone to the Committee and should be delegated to staff.	
Article 10 - Subdivisions	10.15 - Landscaping	Establishes standards for street tree placement, size and frequency, as well as peripheral landscaping for large tracts of land adjacent to residential areas.	Delegate authority for landscaping to the PB&D Director	A variance from these standards has only gone to the Committee one time in the last three years and has been approved. This will afford staff flexibility in reviewing and approving innovative landscaping strategies.	
Article 10 - Subdivisions	10.16 - Pedestrian Walkways and Trails	Establishes standards for pedestrian trails in subdivisions.	Delegate full authority over the location, specifications and standards for pedestrian systems	Decisions on deviations from UDO standards have never gone to the Committee. This would enable staff to make field decisions on trail placement and construction to meet the design constraints of the subdivision. The overall subdivision design including the recreational infrastructure would remain vested in the PB&Z Committee.	