

**Exhibit A**  
Summary of Proposed UDC Categories

Category	<b>Conservation Development Alternative</b>
UDC Section(s):	Table 8.1, 8.3 (2)(d), 8.3 (5)(a-b)
<p><b>What is the problem:</b> As written, a minimum blended average of lot sizes with no specified minimum lot size may result in developers incorporating smaller and non-uniform lots in a Conservation Development area. The criteria in determining the density calculation needs to be further defined.</p> <p><b>Council Direction:</b> Recommend a minimum lot size instead of blended averages.</p> <p><b>Staff changes:</b> Table 8.1 was updated to remove any indication of blended average and was revised to show requirements for maximum gross density and minimum lot size. The proposed maximum gross density for Neighborhood Residential and Rural Residential zones is 1.1 and 0.3 dwelling units per acre, respectively. The proposed minimum lot size for Neighborhood Residential and Rural Residential is 0.5 and 1.75 acres, respectively. Staff also provided clarification that the total net lot area excludes streets, ROW, and common areas. The example in Section 8.3 (d) on how to calculate gross density and number of lots in a Conservation Development has been revised. Finally, the proposed minimum required conservation area was changed from 30 percent to 40 percent.</p>	

Category	<b>Site Development Applications - Plat Waiver</b>
UDC Section(s):	Table 3.1, Section 3.8(7), 3.9(9), and 4.6(1)
<p><b>What is the problem:</b> Plat waivers and variances are used interchangeably. In one section it specifically states that a plat waiver is NOT a variance but states a plat waiver should be considered using the variance criteria. Ideally, definitions, processes, and criteria are needed to provide a clear distinction between the two.</p> <p>A. Plat waivers are waivers of the standards required for plat approval. For example, deviation from standard plat notes and signature lines, minimum lot dimensions, lot street frontage, block length, easement width, etc. may be considered as a plat waiver.</p> <p>B. Variances are formal approval to depart from the strict application of a UDC provision. For example, zoning-related variances may include landscaping requirements, parking, setbacks, etc. which are specific to each zoning district. In another example, policy-related variances may include tree mitigation requirements, drainage criteria, etc.</p> <p><b>Council Direction:</b> Provide a recommendation on definitions, processes, and criteria for approval of each. Ensure they are clear and distinct.</p> <p><b>Staff changes:</b> Staff has generated a proposed list of plat components or features that may be subject to a plat waiver, added criteria for plat waiver review, and clarified plat waivers are distinct from variances.</p>	