



**October 29, 2009**  
**Joint Planning Commission**  
**Meeting**

# Current PRD Regulations

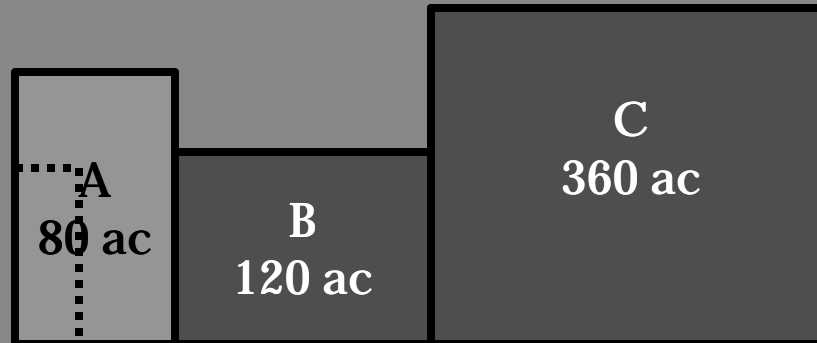
- ◉ Purpose: Large conservation easements, clustered development
- ◉ Tiered PRD regulation based on site area

Min. BSA	Conservation Easement	By-Right Density
23.33 ac	>70% of BSA	3 units / 35 ac
121 ac (70 ac in Alta)	>70% of BSA	6 units / 35 ac
360 ac	>85% of BSA	9 units / 35 ac

- ◉ Contiguosness does not matter in determining site area
- ◉ Appropriate location of development is determined by an EA

# Current PRD Regulations

○ Example:



Site	Density	Units	Open Space
A	3/35	6	56 ac.
B	3/35	10	84 ac.
C	6/35	51	210 ac.
A & B	6/35	34	140 ac.
A + B	3/35 + 3/35	16	140 ac.
A & C	9/35	97	323 ac.
A + C	3/35 + 6/35	57	266 ac.
A, B, & C	9/35	128	425 ac.
A + B + C	3/30 + 3/35 + 6/35	67	350 ac.

# PRD Use – Density Bonuses

- ◎ 184 Units added (238 possible)
- ◎ 2300 acres placed in Conservation Easement
- ◎ Breakdown
  - Non-Subdivision
    - 25 PRDs, 25 units added (14%), 861 acres conserved (37%), 34 acres/PRD
  - Contiguous Subdivision
    - 3/35 – 19 PRDs, 35 units added (19%), 734 acres conserved (32%), 39 acres/PRD
    - 6/35 – 2 PRDs, 44 units added (24%), 209 acres conserved (9%), 105 acres/PRD
    - 9/35 – 1 PRD, 54 units added (29%), 259 acres conserved (11%), 259 acres/PRD
  - Non-Contiguous Subdivision
    - 3/35 – 0 PRDs
    - 6/35 – 1 PRD, 26 units added (14 %), 237 acres conserved (10%), 237 acres/PRD
    - 9/35 – 0 PRDs