

Part I Worksheet – Types of Residential Subdivisions LUPC Stakeholder Meeting #2

Take a few minutes and answer the following questions about residential subdivisions. Then we will discuss them as a group:

Level 2 Subdivisions

1. Are there changes to the technical standards for Level 2 Subdivisions that would make subdivisions of this type more attractive where they are currently allowed?
2. Is there a need to consider revising the rules for Level 2 Subdivisions to provide more options for where they can be located?
3. If the locational standards for Level 2 Subdivisions are revised, how do you think they should be changed – be as specific as possible and make proposals how the rules should be revised?

Small Subdivisions – Level 3 Subdivisions

1. Is there a need to create another category of subdivisions for small subdivisions?
2. If a new category is created, how do we define what a small subdivision is?
3. Where should small subdivisions be allowed?
4. What locational criteria should they be required to meet?

Large Lot Subdivisions

1. Is there a need to create a mechanism to allow “large lot” subdivisions?
2. If large lot subdivisions are allowed, how do we define a “large lot” – more than ___ acres?
3. Where should large lot subdivisions be allowed?
4. What locational criteria should they be required to meet?

Other Issues with Residential Subdivisions

1. Is there a better way to organize the treatment of subdivisions by their size or type?

Part II Worksheet – Layout and Design LUPC Stakeholder Meeting #2

Take a few minutes and answer the following questions about the layout and design of residential subdivisions. Then the small group will discuss them as a group. After lunch, we will discuss the combined results of the three/four groups:

1. Should the rules allow a subdivision to be designed based on a detailed site inventory and analysis rather than the current rules for the layout and design of a subdivision?
2. Is there a need for different rules to address subdivisions in different situations (islands, heavily developed lakes, very rural non-waterfront areas, hillsides)?
3. If so, what types of areas need different standards and what should those standards address?
4. When should community centered design be required for subdivisions?

5. Are there circumstances when linear lot layouts are the best design option? If so, in what situations should linear lot layouts be allowed?

6. Is there a need for a phased development provision in the subdivision approval process? If so, how should it work?

7. Should road setbacks be reduced in subdivisions? If so, under what circumstances?

8. Does there need to be more flexibility in the subdivision road standards? In which situations?

9. When should shared driveways and accesses be required? Encouraged?

10. Are there other standards for the layout and design of subdivisions that need to be reviewed?

Part IIIA Worksheet – Cluster Development LUPC Stakeholder Meeting #2

Take a few minutes and answer the following questions about cluster development in residential subdivisions. Then the small group will discuss them. Then the entire group will look at the results from the small groups on the two topics.

1. What are the positive and negative aspects of clustering? Are they different based on the setting or situation?

2. In what situations should clustering be allowed?

3. And in what situations should clustering be required?

4. Are there things about the technical requirements for clustering that should be revised? If so, how should they be changed?

5. Are there any other things about the rules relating to cluster development that need to be revised?

Part IIIB Worksheet – Open Space
LUPC Stakeholder Meeting #2

Take a few minutes and answer the following questions about residential subdivisions. Then the small group will discuss them. Then the entire group will look at the results from the small groups on the two topics.

1. In what situations should a subdivision be allowed to set aside area as open space?

2. When should a subdivision be required to include open space?

3. Should paying an in-lieu-of fee rather than setting aside actual open space be an option? If so, under what circumstances?

4. If a subdivider can pay a fee, what mechanism is appropriate for this?

5. Are there any other things about the rules relating to open space that need to be revised?