

PUD DENSITIES

CODE TEXT AMENDMENT

DENSITY COMPARISONS

Zone	PUD Density	Subdivision Density	PUD % Density
R-1-7	5.0 units per acre	6.2 (-15% for roads = 5.3)	94
R-1-9	4.0 units per acre	4.8 (-15% for roads = 4.1)	98
R-1-11	3.0 units per acre	4.0 (-15% for roads = 3.4)	88
R-1-15	2.5 units per acre	2.9 (-15% for roads = 2.5)	100
R-1-22	2.0 units per acre	2.0 (-15% for roads = 1.7)	118
RA-1-43	1.5 units per acre	1.0 (-15% for roads = 0.9)	167

PROPOSED CODE

- R-1-7 5.0 units per acre
- R-1-9 4.0 units per acre
- R-1-11 3.0 units per acre
- R-1-15 2.5 units per acre
- R-1-22 2.0 units per acre
- RA-1-43 ~~1.5~~ 1.25 units per acre

PROPOSED CODE

- Proposed for removal from the code:
 - ~~An additional one-quarter unit per acre shall be permitted when Swiss Alpine architecture is used in the design of the development. The determination regarding the usage of the Swiss Alpine architecture shall be recommended by the Vision Architectural Committee and determined by the City Council as part of the conditional use process.~~

BENEFITS OF PUDS

- High percentage of second homes
- Second home owners pay full assessed tax rate whereas primary home owners pay a reduced rate
- PUDs are clustered and create more open space than standard subdivisions
- PUDs usually have private roads which requires no maintenance from the city
- Less of an impact on the school district

POSSIBLE FINDINGS

- Reducing density will also reduce potential traffic especially in the RA-1-43 zone which is generally located farthest from services and stores
- Reducing density for PUDs in the RA-1-43 zone will make the density more comparable to densities for PUDs in all the other zones
- The General Plan promotes reducing density where appropriate