Neighborhood Plan and Neighborhood Infill Plan Thresholds

2.1 Process Overview

The development process typically begins with a pre-application meeting with City staff to determine what application(s) is necessary, the review process for the required application(s), and to answer the applicant's questions about the process and the required content of the application(s).

The steps in the process will vary depending upon the location of the property, whether it has been platted or needs to be platted, and whether the applicant seeks to modify the property's current zoning or comprehensive plan designations.

The following sections describe the various application types, the review process, and how to submit an application.

Table 2.1.A General Development Process Steps

Lots over ~~2.5~~10 acres*

Lots under ~~2.5~~10 acres*

*See Sections 2.2.6 or 2.2.7 (as applicable) for New or Infill Neighborhood Development Plan threshold details and applicability.

2.2.5.1 General Requirements (Zoning Applications)

(4) Where a Neighborhood Plan is required and a property has a Place Type designation, the designation establishes the maximum intensity permitted within the development. Final allocation of Place Types across the property shall be determined through the Neighborhood Plan process in accordance with the standards of this LDC and does not entitle the entire property to be designated with that Place Type~~Where a property over 2.5 acres without an adopted Neighborhood Plan has a Place Type designation, that designation indicates the most intense Place Type that may be allocated to the property during the neighborhood planning process and does not entitle the entire property to be designated with that Place Type~~.

2.2.6 Neighborhood Plan

(1) Applicability

Neighborhood Plans are required for development projects on previously undeveloped and/or unplatted land meeting at least one of the following conditions:

(a) Projects greater than~~over 2.5~~ 10 acres,

(b) Projects greater than 2.5 acres and proposing a density of eight (8) units per acre or greater~~(one or more standard city blocks),~~

(c) Projects proposing shared infrastructure, including primary direct access to units, master metering of water, and/or drainage/detention for more than four (4) units. ~~on previously undeveloped and/or unplatted land.~~

Neighborhood Plan applications are used to lay out new neighborhoods or portions thereof including streets, blocks, lots, civic spaces, etc. and to allocate Place Type zoning districts within the new neighborhood. Neighborhood Plans include a general subdivision layout which shall serve as the guide for the preliminary plat(s) that will be submitted after the Neighborhood Plan is adopted.

2.2.7 Infill Neighborhood Plan ~~(Rezoning Required)~~

(1) Applicability

Infill Neighborhood Plans are required for development projects in an infill location meeting at least one of the following conditions:

(a) Projects greater than 10 acres,

(b) Projects greater than 2.5 acres and proposing a density of eight (8) units per acre or greater,

(c) Projects proposing shared infrastructure, including primary direct access to units, master metering of water, and/or drainage/detention for more than four (4) units. ~~over 2.5 acres (one or more standard city blocks) in an infill location.~~

Infill Neighborhood Plan applications are used to lay out infill neighborhoods or portions thereof including streets, blocks, lots, civic spaces, etc. and to allocate Place Type zoning districts within the infill neighborhood. The Infill Neighborhood Plan may include amending, re-platting or vacating of existing platted lots and/or the adoption of a new preliminary plat. This process is intended to be expedited in order to encourage infill development.

2.2.18 Neighborhood Plan

(1) Applicability

Neighborhood Plans are for development projects on previously undeveloped and/or unplatted land meeting at least one of the following conditions:

(a) Projects greater than 10 acres,

(b) Projects greater than 2.5 acres and proposing a density of eight (8) units per acre or greater,

(c) Projects proposing shared infrastructure, including primary direct access to units, master metering of water, and/or drainage/detention for more than four (4) units.

~~over 2.5 acres (one or more standard city blocks) on previously undeveloped and/or unplatted land.~~ Neighborhood Plan applications are used to lay out new neighborhoods or portions thereof including streets, blocks, lots, civic spaces, etc. and to allocate Place Type zoning districts within the new neighborhood if the new neighborhood is inside the city limits. Neighborhood Plans include a general subdivision layout which shall serve as the guide for the preliminary plat(s) that will be submitted after the Neighborhood Plan is adopted.

2.2.19 Infill Neighborhood Plan

(1) Applicability

Infill Neighborhood Plans are for development projects in an infill location meeting at least one of the following conditions:

(a) Projects greater than 10 acres,

(b) Projects greater than 2.5 acres and proposing a density of eight (8) units per acre or greater,

(c) Projects proposing shared infrastructure, including primary direct access to units, master metering of water, and/or drainage/detention for more than four (4) units.~~over 2.5 acres (one or more standard city blocks) in an infill location.~~

Infill Neighborhood Plan applications are used to lay out infill neighborhoods or portions thereof including streets, blocks, lots, civic spaces, etc. and to allocate Place Type zoning districts within the infill neighborhood if the property is in the city limits. The Infill

Neighborhood Plan may include amending, re-platting or vacating of existing platted lots and/or the adoption of a new preliminary plat. This process is intended to be expedited in order to encourage infill development.

3.6.1.1 Description

Development Patterns are used for projects with acreage amounts of a Pedestrian Shed (approximately 80 acres) or greater. The physical landscape in Taylor lends itself to supporting a range of development patterns. Neighborhood Plans may opt to extend the city grid or select an alternative development pattern.

Projects greater than 2.5 acres but less than a pedestrian shed shall use the TND development pattern or the development pattern of the adjacent and surrounding neighborhood. Alternative Development Patterns may be requested by Warrant from the DRC.

3.6.3 Neighborhood Plan Exemptions

Properties within the city limits of ~~2.5~~ 10 acres or less on already platted lots are not required to complete a Neighborhood Plan unless:

(1) Proposing a density of eight (8) units per acre or greater on a lot greater than 2.5 acres, or

(2) Proposing shared infrastructure, including primary direct access to units, master metering of water, and/or drainage/detention for more than four (4) units.~~.~~

3.7.2 Infill Neighborhood Plans

Infill Neighborhoods Plans are required for properties meeting at least one of the following conditions:

(a) Proposing a development project greater than 10 acres,

(b) Proposing a development project greater than 2.5 acres with a density of eight (8) units per acre or greater,

(c) Proposing a development project including shared infrastructure, including primary direct access to units, master metering of water, and/or drainage/detention for more than four (4) units, and~~greater than 2.5 acres and that are~~

(d) ~~p~~Proposing to modify the Place Type allocation or change the street, lot or block configuration in a way that is not permitted by the Infill Lot-Scale Plan process.