

Article 2. DEVELOPMENT PATTERNS

2.01 DEVELOPMENT PATTERNS

A. Intent

In achieving the purposes of these regulations stated in Section 1.03, this Article has the following specific intent:

1. To establish planning guidelines and a framework that links these regulations with overall planned goals of the Town's Comprehensive Plan.
2. To provide progressive, adaptable development regulations to balance economic development with desired community character.
3. To enable a different intensity of development, and to establish supporting development patterns and facilities, based on the suitability of the land for a particular subdivision.
4. To place all proposed subdivisions of land in a context that relates to its surrounding areas and to the regional context.
5. To provide a basis for efficient and coordinated private and public development decisions, as well as a strategic system to prioritize private and public investment in more efficient development patterns.
6. To recognize that different development patterns and land development intensity will require different community design characteristics, and thus development design solutions, appropriate to the context of each proposed division of land, must be enabled.
7. To direct the anticipated growth to lands most suitable to accommodate the growth.

B. Development Patterns

All subdivisions must implement one of three possible development patterns:

1. **Conventional Development** represents the development which has historically occurred in the Town of Vincent. The following subdivision types follow the Conventional Subdivision process as detailed in **Article 3, Administrative and Conventional Subdivision Standards**.
 - a. *Administrative Subdivisions* involve five lots or less and do not require infrastructure improvements. Additionally, a resurvey of previously recorded lots may be reviewed administratively, provided that no additional lots are created. Administrative subdivisions are reviewed by staff and do not require a Planning Commission hearing. The plat types identified in **Table 2-1** below are reviewed as administrative subdivisions.

Administrative Conventional Plats	MINOR SUBDIVISION	A division of previously unplatted land into five lots or less, including remnant parcels, and includes no street, drainage, or other public improvements.
	PLAT CORRECTION	The correction of surveyed lots for individual ownership based upon actual construction of buildings, the corrected survey plat shall be in conformance with an approved plan, a recorded final plat, and result in no additional units, lots or tracts.
	CONDOMINIUM	Real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real estate is not a condominium unless the undivided interests in the common elements are vested in the unit owners. All streets must be designed pursuant to the Engineering Standards in Appendix F. Administrative condominium plats involve five units or less, and do not require infrastructure improvements.

- b. *Non-Administrative Subdivisions* involve more than five lots, require infrastructure improvements, or otherwise require Planning Commission approval. These subdivisions require staff review and Planning Commission approval. Depending on the scale of the proposed project, the plat types identified in **Table 2-2** below may be required. See **Article 3, Administrative and Conventional Subdivision Standards**.

TABLE 2-2		
NON-ADMINISTRATIVE CONVENTIONAL PLATS	MASTER PLAN	A plan depicting the proposed development of property including the physical and functional interrelationships between uses and facilities that are proposed to be phased over a period of time.
	PRELIMINARY PLAT	The general layout for a proposed division of land that is not an Administrative Plat. The preliminary plat is used to evaluate proposed development and supporting infrastructure and facilities, in order to determine if all applicable regulations may be met and if the design is suitable for the land.
	FINAL PLAT	The record map delineating the layout of lots, streets, and utilities when land is subdivided. The final plat is the legal record-keeping document that is recorded in the Office of the Judge of Probate.
	CONDOMINIUM	Real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real estate is not a condominium unless the undivided interests in the common elements are vested in the unit owners. All streets must be designed pursuant to the Engineering Standards in Appendix F. Non-Administrative Condominium Plats involve more five units and/or require infrastructure improvements.

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c. *Rural Subdivisions* are subdivisions of land into five lots or less which may not front on a paved public road. Each lot in a rural subdivision must contain at least 10 acres. Proposed rural subdivisions may require infrastructure improvements. Contact the County Engineer’s office to determine if any infrastructure improvements are required. Rural subdivisions require final plat approval by the Planning Commission.

2. **Conservation Development** provides incentives for the preservation of key natural resources through development patterns that preserve and enhance rural character; review and approval follows the Conventional Subdivision process. See Article 4, Conservation Subdivision Standards. Depending on the scale of the proposed project, the plat types identified in Table 2-3 below may be required.

TABLE 2-3		
CONSERVATION PLATS	MASTER PLAN	A plan whose total units are based upon the Housing Density Determination of Article 4.04.D, depicting the proposed development of property including the physical and functional interrelationships between uses and facilities that are proposed to be phased over a period of time.
	PRELIMINARY PLAT	The general layout for a proposed division of land that is not an administrative plat. The preliminary plat is used to evaluate proposed development and supporting infrastructure and facilities, in order to determine if all applicable regulations may be met and if the design is suitable for the land.
	FINAL PLAT	The record map delineating the layout of lots, streets, and utilities when land is subdivided. The final plat is the legal record-keeping document that is recorded in the Office of the Judge of Probate.

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3. **Form-based Development** implements the “Neighborhood” concept of the Vincent Comprehensive Plan, with more intensely developed “Cores” and “Focus Areas”, and less-intensely developed “Rural Areas.”

The review process for a form-based development is organized so that the applicant receives staff and Planning Commission input and approvals throughout the process. Plan types identified in **Table 2-4** below, may be required for form-based developments. **See Article 5, Form-based Subdivision Standards.**

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TABLE 2-4		
FORM-BASED DEVELOPMENT	CONCEPT PLAN	A plan that demonstrates overall and general development concepts prior to preparation of a master plan. The formulation of this concept plan will demonstrate the feasibility of a Form-Based Development consistent with the intent of the regulations of Article 5 and the Comprehensive Plan. The concept plan shall be developed in concurrence with a working group that includes staff and members of the Planning Commission.
	MASTER PLAN (FORM BASED)	A plan that establishes the general form of the proposed development and directs the preparation of the regulating plan. The plan shall be developed with considerable community input/involvement and demonstrate compliance with the goals and objectives of the Comprehensive Plan.
	REGULATING PLAN	The regulatory plan implementing the approved master plan, that provides the standards of development for land use, infrastructure, community form, and building design.
	FINAL DEVELOPMENT PLAN	A plan for the development of one or more lots in compliance with the approved regulating plan.
	FINAL PLAT	The record map delineating the layout of lots, streets, and utilities when land is subdivided; it shall be consistent with the final development plan. The final plat is the legal record-keeping document that is recorded in the Office of the Judge of Probate.

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