



# DEVELOPMENT REVIEW APPLICATION

Planning Division  
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## PUD DENSITY CALCULATION & OPEN SPACE FORM

### Open Space for PUD-M & PUD-R

Check here to verify that you understand and accept that the proposal must provide for the preservation and maintenance of OPEN SPACE which is designed to be an integral part of the whole development.

Describe the use(s) of the open space and specify the areas classified as open space. (Use examples might include: general outdoor recreation, hunting, community gardening, forestry, or dog walking).

Check here to verify that you understand and accept that the size, shape and locations of OPEN SPACE shall be approved by the Development Review Board.

Check here to verify that you understand and accept that the OPEN SPACE shall be protected by appropriate legal devices to ensure the continued USE of such lands for the purpose of AGRICULTURE, FORESTRY, recreation or conservation. Such mechanisms include dedication of development rights, conservation easements, homeowners associations, restrictive covenants, conveyance to land trusts, or other appropriate grants or restrictions approved by the Development Review Board.

Specify the legal devices proposed to protect the open space below and **ATTACH** the instruments if at the final stage of review.

Check here to verify that the proposal includes an improved or unimproved right-of-way to the OPEN SPACE must be provided so that all residents of the PLANNED UNIT DEVELOPMENT-Residential or MIXED USE have access to the open space.

The minimum open space requirement for the site's Zoning District per ZR§852.15 is \_\_\_\_\_%.

The percentage of the lot's is open space is \_\_\_\_\_% or \_\_\_\_\_sq. ft.

Check here to verify that the plans clearly indicate the areas included in the open space.

### Community Recreation Space for PUD-M & PUD-R

Is the PUD located in the M1, M2, M4, M5 or M6 District?

- No (*skip this section*)
- Yes

Check here to verify that your proposal complies with the requirement to have a minimum of 50% of the OPEN SPACE to be designated as community recreation space, where the intent is to encourage the creation of places for recreation and civic activities that foster neighborliness and the space shall be contiguous.

Describe the community recreation space's use and amenities.

Check here to verify that you understand and accept that location and use of the community recreation space is subject to Development Review Board approval.

Check here to verify that the community recreation space does not consist of BUFFER STRIPS, parking lots, areas between buildings, or undevelopable land as listed in Section 856.1(b).

Check here to acknowledge and accept that this area shall be maintained by the development, unless accepted by the town as public property; and appropriate legal devices to ensure the continued USE of such lands for continued neighborhood use shall protect it.

Specify the legal devices proposed to protect the open space below and **ATTACH** the instruments if at the final stage of review.

Check here to verify that the plans clearly label the areas designated as community recreation space.

### Density Calculator

Check here to verify that you have read and understood the density calculation as explained by ZR856.1 and complete the table below.

*This density analysis shall be deemed to be the maximum number of units that could be sustained within the PUD. The Development Review Board, at its discretion, may require that the number of units permitted be less than the maximum number if it finds that fewer units than the maximum will be necessary to fulfill the purposes of such developments, as indicated in Section 850, Section 855 and the Comprehensive Plan of the Town of Milton, or if the Development Review Board finds that development constraints on the land prevent the number of units generated through the density analysis. The Development Review Board may grant a bonus density above the maximum number of units deemed by the density analysis in accordance with Section 853.*

a. Amount of land in the PUD within this Zoning District		ft. <sup>2</sup>
b. Amount of Class I, II, or III wetlands and buffers	ft. <sup>2</sup>	
c. Amount of land encompassed by a stream or watercourse	ft. <sup>2</sup>	
d. Amount of land with slopes greater than 15%	ft. <sup>2</sup>	
e. Amount of rock formations, or undevelopable soils	ft. <sup>2</sup>	
f. Amount of land encompassed by flood & earth hazard movement	ft. <sup>2</sup>	
g. Amount of land within restrictive easements or rights-of-way	ft. <sup>2</sup>	
h. Add lines b through g (Total undevelopable land)		ft. <sup>2</sup>
i. Subtract line h from line a		ft. <sup>2</sup>
j. Multiply line i by 0.9 (Total developable land, adjusted for roads, utilities, etc.)		ft. <sup>2</sup>
<i>DEPENDING ON YOUR PROPOSAL PROCEED TO LINE k OR m.</i>		
k. For SINGLE FAMILY DWELLINGS, DUPLEXES, or MULTIFAMILY DWELLINGS in Zoning Districts where no maximum density is specified, enter the minimum lot area for single family or duplexes (if specified and proposing duplexes) in the Zoning District and proceed to line l.		ft. <sup>2</sup>
l. Divide line j by line k (Round up to the nearest whole number)		UNITS
m. For MULTIFAMILY DWELLINGS, where a maximum density is specified in the Zoning District, divide line j by 40,000 ft. <sup>2</sup> , and proceed to line n.	ft. <sup>2</sup>	
n. Enter the maximum DENSITY as specified in the Zoning District and proceed to line o.	_____	
o. Multiply line m by line n (Round up to the nearest whole number)		UNITS
<i>DEPENDING ON YOUR PROPOSAL YOUR MAXIMUM NUMBER OF ALLOWABLE UNITS IS EITHER ON LINE l OR LINE o.</i>		

**Bonus Density (ZR§853.1)**

*An applicant seeking PUD approval may request a bonus density from the Development Review Board along with their Preliminary Plat Application for a Major Subdivision or their application for a Minor Subdivision. Requests for bonus densities will not be accepted in the first instance in a Final Plan Application for a Major Subdivision. Applicants intending to seek bonus densities shall notify the Development Review Board of such intent within their Sketch Plan Application. No bonus density shall exceed a total of 25% more units than can be provided in Sections 856.1(c)[1], 856.1(c)[2], 856.1(c)[3], and 856.1(c)[4] for a proposed PUD. The number of bonus units to be granted shall be rounded up to the nearest whole number. The bonus must be in conformance with the Town Plan and not have an impact on the capacities of community facilities or services and the character of the area. The DRB may also condition density bonuses on the goals below.*

**Check here if you are a request sting a bonus density.**

**Does your project propose conditions for any of the following prioritized goals:**

- Preservation of Agricultural Use per ZR853.2(1)
- Provision of Public Access or Dedication per ZR853.2(2)
- Provision of a Green Building per ZR853.2(3)
- Provision of Under-building Parking per ZR853.2(4)

**Explain how the proposal specifically addresses the prioritized bonus density goals.**