

On July 8, 2020, the Planning Commission made a formal determination that PEG’s submittal meets the definition of a substantive modification as defined under LMC § [15-6-4\(I\)](#), MPD Modifications, which states that “Changes in a Master Planned Development, which constitute a change in concept, Density, unit type or configuration of any portion or phase of the MPD will justify review of the entire master plan and DA by the Planning Commission, unless otherwise specified in the DA.”

Without limiting the Planning Commission’s review of the full MPD, staff understands current expectations of the Commission are to focus primarily on the following:

**Scope of Review Table**

| <b>Topic</b>                                 | <b>Method of Review</b>  | <b>Relevant Code</b>  |
|--|--|---|
| Perimeter Setback Reductions                 | Newly applied for  | <a href="#">15-6-5(C)</a><br><a href="#">15-2.16-3(C), (E), and (G)</a>   |
| <b>Height Exceptions</b>                     | Newly applied for  | <a href="#">15-6-5(F)</a><br><a href="#">15-2.16-4</a>  |
| <b>New Site Plan</b>                         | Substantive Amendment to <a href="#">Exhibit D</a> of the 1998 DA                    | <a href="#">15-6-5(G)</a>   |
| <b>Parking</b>                               | Substantive Amendment to <a href="#">Exhibit K</a> of the 1998 DA                    | <a href="#">15-6-5(E)</a><br>and comparison to mitigation in existing MPD   |
| <b>Traffic and Transportation Mitigation</b> | Substantive Amendment to <a href="#">Exhibit J</a> of the 1998 DA                    | <a href="#">Traffic and Transportation Master Plan</a> and comparison to mitigation in existing MPD   |
| <b>Density</b>                               | <a href="#">1998 DA</a> including allocation between parcels; net reduction proposed | <a href="#">1998 DA</a>   |
| <b>Affordable Housing</b>                    | Blended proposal per <a href="#">2015 COA</a>  | current LMC/ <a href="#">Housing Resolution</a> for parcels B-E based on employee generation; propose incorporating 23 bed deficiency but not apply new housing resolution; pending review of Housing Authority |
| <b>Phasing Plan</b>                          | Substantive Amendment to <a href="#">Exhibit H</a> of the 1998 DA                    | <a href="#">15-6-4(G)(7)</a> requires a Phasing Plan  |