

## COMPARISON OF TITLE 21 MASTER PLANS ENTITLEMENTS \*

ENTITLEMENT	MINIMUM ACRES	MANDATORY	BASE ZONING	FLEXIBILITY CONSIDERATIONS	APPROVAL	AMENDMENTS to APPROVED PLANS
Master Plan, Institutional (21.03.110), intended for universities, hospital, airports, etc.	25 contiguous acres or more in common ownership	Elective	Any underlying district or combination of districts.	Allows institutions with approved Master Plans to carry out long-range building programs in accordance with institutional mission and objectives.	PZC – R/H Assembly - D/H	Yes – process to amend is dependent on degree of change requested.
Small Area Implementation Plan (21.03.115)	5 acres or any parcel in an RFA	Elective but mandatory if in an RFA. Annual report required.	Any underlying district or combination of districts.	Provisions allow for alternative site-specific standards. Adds new approval criteria.	PCZ-R/H Assembly-D/H	Yes – process to amend is dependent on degree of change requested with Assembly notification.
Major Site Plan (21.03.180D)	None. Applies to: large commercial uses with >20,000 gross sq ft (GFA) & Residential uses with multiple structures on a lot with > / = 31 dwelling units	Yes, as follows: 1. If GFA < 100,000 sq ft or < 140 dwelling units (to UDC); 2. If >= 100,000 sq ft or >=14 dwelling units (to PZC).	All	Approval Criteria per code, (21.03.180F). Expiration: Approved Site Plan expires at the end of 24 month from effective date, unless a building or land use permit for 1 building is approved and construction begun.	1. UDC – D/H 2. PZC – D/H	Yes - Conditions of approval can be amended. Time extensions can be applied for. 2 types of amendment processes in place: Minor –Admin. Major – same process as original.
Administrative Site Plan (21.03.180C)	None	Yes, for all uses identified with an “S” in the Table of Allowed Uses	All	Approval Criteria per code, (21.03.180F) Expiration: Same as Major Site Plan.	PI Director - D	Yes, follows same process required for original approval.
Planned Community District (21.03.160)	30 contiguous acres or more in common ownership	Elective, however requires rezoning to PCD.	PCD allows full range of uses: a residential mixed use community; business/industrial park, etc.	In-Lieu of standards are allowed, as long as they meet the intent and purpose of the Code	PZC – R/H Assembly-D/H	Yes - 3 processes in place: Administrative, PZC or Assembly; based on degree of intensity, acreage, and/or conditions to be amended.
Residential Planned Unit Development (PUD) (21.07.110.H)	2 acres: R-2M,R-3, R-4 3 Acres for R-1s, 2s, 5, 7 and GR-R1 thru R5 districts	Elective, requires Conditional Use approval. Approval criteria per code, (21.03.080D and 21.07.110H.1).	Any underlying R or GR-R district.	Flexibility from strict application of code.	PZC – D/H	Yes, CU amendment process.
Business/Industrial Planned Unit Development (21.07.115)	7 acres	Elective, requires Conditional Use approval, and minimum standards of 21.07.115.A.5	B-3 and I-1 districts only	Development Agreement required with Private Development.	PZC – D/H	Yes, CU amendment process.

R/H: Recommend/Public Hearing

D/H: Decision/Public Hearing

D: Decision

PZC: Planning and Zoning Commission

UDC: Urban Design Commission

\* Does not include Girdwood – see 21.09.030.