

Woodbridge PUD

Implementing Legislation	Effective Date	Entitlements/Uses	Exactions/Requirements/Conditions	Trigger	Action	Notes
Ord. 2016-05 (Most recent Development Agreement & PUD Modification)	Apr-16	554 dwelling units; boat and RV storage area	Dedication of required ROW along Clements Road.	prior to 1st CO	Completed	<i>ROW was not dedicated prior to construction of Phase 1; dedication of ROW accomplished in 2016 as a condition for approval of PUD modifications (Ord. 2016-05)</i>
			Buffers, landscaping and fencing provided in Phase 1 per Joint Settlement Agreement	Phase 1 construction	Completed	<i>Existing pond fills 50' buffer on northern boundary. Fence not constructed.</i>
			Construct Woodbridge Parkway & Colledge Parkway	Phase 1 construction	Completed	
			Clear and grub the 20' Clements Rd. ROW dedication area from the Emergency Access in Phase 3 to Audubon Avenue.	prior to 3/30/2018	Completed	<i>See note, Sheet 2 of Phase 4 FDP.</i>
			Emergency access to Clements Road (30' easement).	Phase 3 construction	Completed	<i>Easement recorded with Phase 3 plat. Emergency access only- may not be used for construction or general entry.</i>
			Buffers, landscaping and fencing provided in Phases 3-6 (per Joint Settlement Agreement)	Phase 3-6 construction	To be constructed with each Phase. Phase 4 improvements are required now.	<i>See most recent adopted PUD Preliminary Development Plan (Ord. 2016-05 Exhibit B).</i>
			Construct recreation facilities (5 acres of active park sites)	prior to 215th CO	Monitor closely-construction of 215 units or more is possible with approval of Phases 3 and 4 .	197 CO's issued as of April 2020.
			Construct east/west road connection btwn Woodbridge Parkway and Colledge Parkway	Phase 4 Construction	To be constructed in Phase 4	<i>See most recent adopted phasing schedule in PUD Conditions (Ord. 2016-05 Exhibit C).</i>
Other off-site transportation impacts	Phase 3-6 construction	To be addressed by collection of Mobility fees with each phase as required by Ord. 2014-16 (as amended)	<i>Previously identified improvements to CR107/A1A intersection to addressed with A1A widening project (est. completion 2020). Previously agreed upon \$492,000 fair-share payment is replaced by collection of mobility fees per Ord. 2016-05</i>			