



**CITY OF KINGS MOUNTAIN  
PLANNING & ZONING BOARD MEETING  
TUESDAY, AUGUST 8, 2023  
CITY COUNCIL CHAMBERS 5:30 pm**

1. **Call to order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Welcome**
5. **Roll Call**

Attendees: Chairman Doug Lawing, Joseph Allen, Renee Bost, Bobby Elliott, Ronnie Franks, Ron Humphries, Chris Jolly, Keith Bradley, Kyle Yarbrow and James Holmes

Staff: Kimberly Herndon, David Whalen, Madeline Grigg, Melissa Lockamy and Marcus Singletary

6. **Adoption of the Agenda**

Motion:

Second:

Approve

Deny

7. **Adoption of the July 11, 2023 Minutes**

Motion:

Second:

Approve

Deny





**CITY OF KINGS MOUNTAIN  
PLANNING & ZONING BOARD MEETING  
TUESDAY, JULY 11, 2023  
CITY COUNCIL CHAMBERS 5:30 pm  
Minutes**

Chairman Doug Lawing called the meeting to order at approximately 5:30pm and led the invocation. The Pledge of Allegiance was recited by everyone in attendance and Chairman Doug Lawing welcomed the participants in today's meeting and called the role.

Attendees Present: Chairman Doug Lawing, Joseph Allen, Ronnie Franks, Ron Humphries, Chris Jolly, Keith Bradley and James Holmes.

Members Absent: Renee Bost, Bobby Elliot and Kyle Yarbro.

Staff Present: Kimberly Herndon, Madeline Grigg, David Whalen, Melissa Lockamy and Marcus Singletary.

Chairman Doug Lawing entertained a motion to approve the current agenda. A motion was made by Ron Humphries and seconded by Joseph Allen to approve the adoption of the meeting agenda. The motion passed unanimously.

The Chair entertained a motion to approve the minutes from the previous June 13, 2023 meeting. A motion was made by Ronnie Franks and seconded by Chris Jolly to approve the June 13, 2023 Minutes. The motion passed unanimously.

**New Business**

**Z-23-4 Phillips Dee Rezoning; Cleveland County Parcels 11038, 11039 and 11040  
Approximately 17.62 Acres. Applicant Phillips Dee/Owner: Dee Properties, LLC Requests  
Rezoning from Suburban Residential (SR) and Suburban Commercial (SC) to Mixed Use  
(MU).**

Chairman Doug Lawing introduced the new rezoning case and asked Staff to report. Staff advised that Parcels 11038, 11039 and 11040 are currently zoned Suburban Residential (SR) and Suburban Commercial (SC) to Mixed Use (MU) and described the surrounding property's zoning. The Future Land Use Map (FLUM) shows the parcel and surrounding area as Auto-

Urban in character. When the new Mixed Use (MU) description/definition was adopted it does allow Mixed Use (MU) in Auto-Urban (AU) Future Land Use. This request is consistent with the FLUM. Staff recommends the rezoning from Suburban Residential (SR) and Suburban Commercial (SC) to Mixed Use (MU). Staff advised that this rezoning would be a good transition point for the area.

Chairman Doug Lawing confirmed that the Mixed Use (MU) definition had been changed in the UDO and read the Consistency/Reasonableness statement favoring the rezoning.

Chairman Doug Lawing called for a motion. Ron Humphries made a motion to approve rezoning case Z-23-4 and send the recommendation to City Council for consideration. Joseph Allen seconded the motion and the vote was unanimous.

**MJS-23-1 Pinnacle Park Industrial Review of Major Subdivision Applicant: Jason Seaman/Owner: CP LOGISTICS PINNACLE PARK LLC Parcel 12656 Approximately 121 Acres off York Rd and Woodlake Parkway**

Chairman Doug Lawing introduced the new major subdivision case and asked staff to report. Staff reported that there are three parcels that have been combined and it will be developed as an industrial site. This project will consist of four industrial buildings comprising just over 900,000 square feet and will serve as distribution and manufacturing. Each building will be sprinkled and state of the art. Even though the requirement is for one spine road, the developer has planned a secondary private road. The primary spine road is proposed to be accepted by the City of Kings Mountain when completed. Staff recognized that the proposed site has many obstacles that the developer has had to mitigate including the Williams Transco Natural Gas Pipeline easement, an overhead large main power line, another electrical utility overhead, creeks, wetlands and the extra expense of the road crossing water features.

Staff continued explaining why this is a major subdivision. There are four parcels with buildings and the spine road is a separate parcel. This case has been through the Technical Review Committee (TRC) several times. The developer has provided all four of the building plans and many other requirements. Staff advised that there were a few more things needed to complete this project including NCDOT approval, road names, proof of easement, storm water and Williams Transco Easement. Staff understands some of these conditions are met, just not in our system. Staff recommends the project and understands they have worked really hard to come up with a good site plan and recognizes that the developers are in the room. Developer's representatives Drew Nations of 960 Landmark Dr. Atlanta, GA 30350 and Jason Seaman of 1431 Renfrow Ln. Matthews, NC 28270 spoke and answered questions.

The Chair called for a motion. Ron Humphries made a motion to approve this case and send to City Council. Ronnie Franks seconded the motion and it passed unanimously.

**UDO Text Amendments**

Staff presented three UDO text amendments to the Board. The first text amendment was to add Planned Development District as a new zoning classification to the UDO. This zoning would run with the land as all other zoning classifications do. After discussion, the Board felt

as though the proposal would require further review in order to make an informed decision.  
The Chair called for a motion and

Chris Jolly made a motion to table Planned Development District until the next meeting; Ron Humphries seconded the motion and the vote was unanimous.

The next item staff reviewed was language in the UDO for City Council to act as Board of Adjustment, this was to make P&Z Board aware of City Council's decision and did not need a vote.

The last text amendment was to remove City Council approvals for subdivisions that meet the UDO. This would give Development Services the ability to approve major subdivisions as an administrative action; this was informational as well and did not need a vote.

The Chair called for a motion to adjourn, Ronnie Franks made a motion to adjourn.

The meeting adjourned at approximately 6:45 pm.

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Chairman Doug Lawing

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Madeline Grigg, Secretary



## STAFF REPORT

For the Kings Mountain Planning and Zoning Meeting of: August 8, 2023

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**DATE:** July 21, 2023

**TO:** Kings Mountain Planning and Zoning Board

**FROM:** Kimberly Herndon, Acting Director of Development Services

**PREPARED BY:** Development Services Staff

<u>TITLE</u>
Proposed amendment to add a Planned Development (PD) District and associated provisions to the Unified Development Ordinance (UDO)

### **PURPOSE:**

Provide the Planning Board the updated proposed text for UDO sections 156.10.02, 156.10.03, and 156.20.02 for review, discussion, input, and recommendation to City Council. The proposed UDO text will allow large tracts of land to be zoned to a specific PD District in order to facilitate higher than average quality, environmentally sensitive, mixed use developments that are designed to blend with the surrounding area.

### **BACKGROUND AND FINDINGS:**

There is consensus among stakeholders to create a conditional zoning district that can be applied in limited situations where the scale and quality mix of development warrants a specific planned zoning district.

At the July 11 meeting, staff presented the initial text language being considered for the new Planned Development (PD) District with the understanding, as the board noted, that stronger and more specific language must be added. Staff and management have refined the text and now present the amended UDO sections to the Planning Board for review, feedback, and vote on recommendation to council.

Because of the necessary scheduling and public notice requirements, these amendments are being scheduled for public hearing and council action at the August regular meeting.

### **FINANCIAL IMPACTS:**

Additional zoning district and development options can result in an increase to the tax base.

**ALTERNATIVES:**

Alternative 1 – Vote to recommend as presented

Alternative 2 – Vote to recommend with modifications

**RECOMMENDATION:**

It is the recommendation of the Kings Mountain Development Services Staff that the Planning and Zoning Board recommend to City Council this text amendment, either as presented or as modified, and vote to find the requested change is consistent with adopted plans.

**CONSENT/STAND-ALONE**

This is a stand-alone item.

**ATTACHMENTS:**

1. Draft Planned Development (PD) District text
2. Consistency statement

**Department Head Signature:** \_\_\_\_\_

Audited and Approved by:  _____ City Manager: As to Policy  _____ Finance Director: As to Budget and Financial Capacity  _____ City Attorney: As to Form and Law
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**Table 156.10.02-1, Zoning Districts**

Zoning District	Future Land Use Category	Development Type (By-Right)	Purpose	Former Zoning District
Business Campus (BC)	Auto-Urban	Office, Light Industry, Warehouse, and Heavy Industry Campus	More intensive campus of industrial uses located away from residential areas and that may include manufacturing of raw materials, fabrication, assembly, and warehousing with both indoor and outdoor storage, and may have heavy truck and traffic.	Varies
<b>Special Purpose and Overlay Districts</b>				
Historic District (HD)*	Varies	Historic	An overlay to establish regulations which will help maintain the historic integrity of certain areas within the City.  *Until such time that the City of Kings Mountain is represented by an HPC, this district and the regulations herein shall not be enforced.	HD
<u>Planned Development (PD)</u>	<u>Varies</u>	<u>Varies</u>	<u>A planned mixed use development on large acreage that is specifically designed to blend and ensure compatibility with surrounding land uses, to preserve critical environmental resources, and to allow a phased approach to development subject to the standards of 156.20.02 and in compliance with a site plan approved in accordance with 156.100.17.</u>	
<b>Existing Conditional Districts (prior to 7/1/21)</b>				
Existing - Conditional District (E-CD)	Varies	Varies	A district to designate existing conditional districts prior to 7/1/21.	Varies

(Ord. 22-39, 11/29/2022)



## 156.10.03 Lot and Building Standards

- A. **Purpose.** The purpose of these standards is to allow development, redevelopment and substantial improvement of property consistent with the applicable district standards while protecting the value and enjoyment of adjacent properties. These regulations reduce the impacts of building height and mass on neighboring properties, promote privacy, preserve scenic views, and protect access to sunlight.
- B. **Graphical Depiction.** Details for the standards below in graphic form in regards to how to interpret these measurements are located in [156.40, Measurements and Allowances](#).

**Table 156.10.03.1**  
**Residential Lot and Building Standards**

District and Building Type	Minimum							Maximum Building Standards
	Lot		Setbacks				Common Open Space <sup>4</sup> , minimum %	
	Area <sup>1</sup>	Width <sup>2</sup>	Front	Side <sup>3</sup>	Corner Lot	Rear <sup>4</sup>		Height <sup>5</sup>
<b>Rural (RU)</b>								
Acreage (A)	87,120	175'	75'	30'	45'	50'	--	35'
Estate (E)	43,560	125'	60'	25'	35'	45'	20%	35'
Cluster (C)	21,780	90'	50'	20'	25'	40'	30%	35'
<b>Suburban Residential (SR)</b>								
Standard Lot (S)	20,000	85'	50'	15'	25'	40'	--	35'
Cluster (C)	15,000	75'	45'	12'	22'	30'	20%	45'
Planned (PL)	10,000	65'	40'	12'	22'	30'	30%	45'
Performance/Flex (PF) <sup>10</sup>	7,500 (avg)	70 <sup>10</sup>	35 <sup>10</sup>	12 <sup>10</sup>	20'	30 <sup>10</sup>	30% <sup>10</sup>	45'
<b>Semi-Urban Residential (SU)</b>								
Standard Lot (S)	10,000	65'	35'	10'	20'	25'	--	35'
Cluster (C)	8,000	60'	35'	10'	20'	25'	20%	45'
Planned (PL)	6,000	50'	30'	8'	18'	25'	30%	45'
<b>Recreational Community (RC)<sup>6</sup></b>								
Cluster (C)	--	25'	--	5'	--	5'	50%	35'

**Table 156.10.03.2**  
**Nonresidential and Mixed Use Lot and Building Standards**

District and Building Type	Minimum							Maximum Building
	Lot		Setbacks				Landscape Surface Ratio (%)	
	Area <sup>1</sup>	Width	Front	Interior Side	Corner Lot	Rear		Height <sup>5</sup>
<b>Nonresidential and Mixed Use</b>								
Suburban Commercial (SC)	--	50'	30'	8'	10'	20'	30%	25'
Auto-Urban Commercial (AU)	--	170'	50'	8'	10'	30'	25%	25'
Central Business (CB)	--	--	--	--	--	--	N/A	50'
Mixed Use (MU)	--	50'	10'	5'	8'	15'	20%	50'
Hospitality (HT)	--	170'/50' <sup>7</sup>	50'/10' <sup>8/9</sup>	5' <sup>9</sup>	8' <sup>9</sup>	15' <sup>9</sup>	20%	75' <sup>9</sup>
<u>Planned Development<sup>11</sup> (PD)</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>20%</u>	<u>75'<sup>12</sup></u>
<b>Business and Industrial</b>								
Heavy Industrial (HI)	--	100'	50'	50'	50'	50'	15%	150'
Light Industrial (LI)	--	100'	50'	50'	50'	50'	15%	150'
Office Park (OP)	--	100'	50'	50'	50'	50'	30%	75'
Business Campus (BC)	--	200'	100'	100'	100'	100'	20%	150'

**Table [156.10.03.1](#)  
Residential Lot and Building Standards**

District and Building Type	Minimum						Common Open Space <sup>4</sup> , minimum %	Maximum Building Standards
	Lot		Setbacks					Height <sup>5</sup>
	Area <sup>1</sup>	Width <sup>2</sup>	Front	Side <sup>3</sup>	Corner Lot	Rear <sup>4</sup>		

- TABLE NOTES:
- Minimum area measured in square feet.
  - Lot width for attached units, where permitted in [156.30.02](#), *Land Use Matrix*, shall be permitted at half of the stated width for interior units.
  - 0' setbacks for interior units may apply to the attached side(s) only. Zero lot line housing shall be regulated, where permitted in [156.30.02](#), *Land Use Matrix*, in accordance with [156.50.04](#), *Zero Lot Line*.
  - Common Open Space may be waived if lot sizes are at least 50% more than the minimum lot area for the district except in the RC District. In the event open space is required, at least 50% of the required open space area shall be developable land. In the event that an active walking trail is installed in the common open space at the rear of lots, the rear setback may be reduced by the same width in feet of the walking trail in those locations. In no event shall a rear setback be less than 15'. At least one amenity approved by the Subdivision Administrator will be provided in the required usable 50% of common open space. Mailbox clusters are not considered as part of the 50% usable common open space.
  - Measured to the highest point of the structure.
  - Due to incomplete data on property boundaries, no required front or corner building setbacks as long as construction is contained entirely on the subject lot, the project meets all current building codes, and the project meets environmental health standards.
  - 170' lot width on major arterial or external streets. 50' lot width for internal development on new streets.
  - 50' setback from major arterial or external street network. 10' setback for internal development or new streets created within the district.
  - A 0' setback and a 130' height is permitted for the facilities located adjacent to the Sovereign Land of the Catawba Indian Nation as approved on 4/27/21 by Ordinance No. 21-18. Additional structures in this district shall meet the required setbacks and height for this district unless otherwise approved by text amendment or variance.
  - Performance points of four or more may be used to reduce Minimum lot width to 60' and further reduce setbacks to 25' front, 10' side. See Section 156.50.08 for Performance Design Standards.
  - Planned Development Districts may not be used for residential development without nonresidential uses. Minimum lot standards will be identified in the PD Text document approved with the PD zoning pursuant to 156.100.17 and other standards in 156.20.02.
  - Maximum height applicable unless taller structures are identified on the approved PD concept plan.

(Ord. [22-15](#), 05/31/2022)

## 156.20.02 Planned Development District

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- A. **Purpose.** The purpose of the Planned Development District is to allow a limited amount of site design flexibility for phased large scale mixed use developments in order to achieve higher than average quality buildings, site design, environmental protections, open space amenities, and greater efficiency in layout and provision of infrastructure.
- B. **Location.** A PD District may be established on any land located in the City or its ETJ provided the PD complies with all applicable standards of this Section.
- C. **Establishment.** PD Districts shall be reviewed and approved in accordance with the procedures for a Zoning Map Amendment set forth in § 156.100.17.
- D. **Development Size.** Planned Development Districts shall only be permitted for developments with a minimum of 50 acres.
- E. **Allowed Uses.** PD Districts require a mix of at least three land uses from the following categories: Industrial, Commercial, Office, Entertainment/Hospitality, Residential. The specific list of permitted uses within these categories shall be identified in the PD Text required in section 156.20.02.G, and shall include a chart indicating the minimum and maximum acreage range allotted per land use category. No single use may exceed 50% of the project land area.
- F. **Modifications of Standards.** The PD District allows modifications to any standard in this UDO, as approved by the City Council pursuant to § 156.100.17.
- G. **Application Requirements.** In addition to a Zoning Map Amendment application, an application to rezone property to a PD district must include the following:
1. PD Text – A PD Text document that sets forth the development regulations applicable to the property.
    - a. At a minimum, the PD Text shall include the following:
      - i. A narrative of the proposed development which addresses the development’s consistency with the City’s Comprehensive Plan, the Future Land Use Map, and other relevant City policies;
      - ii. A table of permitted uses;
      - iii. A table of proposed dimensional standards;
    - b. To the extent a development standard is not addressed in the PD Text, otherwise applicable development standards within the UDO shall apply. The PD Text may, but shall not be required, to address the following:
      - i. Architectural/building material standards;
      - ii. Landscaping, buffering, and screening;
      - iii. Parking and loading;
      - iv. Signage;
      - v. Natural resources and environmental data;
      - vi. Stormwater management;
      - vii. Transportation infrastructure improvements;
      - viii. Utilities;
      - ix. Phasing.
  2. PD Site Plan – A PD Site Plan showing the proposed development of the area (PD zone) shall be prerequisite to approval of a PD. The PD Site Plan shall be reviewed and approved concurrently with the Zoning Map Amendment application and PD Text. The PD Site Plan shall at a minimum include:
    - i. The proposed title of the project, project designer, and developer contact information.
    - ii. The boundaries of the property involved: county parcel information for parcels to be combined, the general location of all existing easements, property lines, existing streets, buildings, and other

existing physical features on the site.

- iii. The approximate location of existing and proposed sanitary and storm sewers, water mains, street lighting, and other service facilities in or near the project.
- iv. The general location and dimensions of proposed streets, driveways, curb cuts, entrances and exits, parking and loading areas (including the number of proposed parking spaces). Any deviation from UDO road standards should be identified with a justification for the necessary change.
- v. The general location of proposed lots, setback lines, easements, and a conceptual land use plan.
- vi. A chart representing land uses, proposed acreage designated per use (minimum & maximum), impervious surface ratios, and floor area ratio for non-residential uses, number and type of residential units proposed.
- vii. The general location and approximate heights of all principal and accessory buildings and dimensions of structures.
- viii. The general location and heights of all proposed buffers, screening, plantings, and landscaping.
- ix. The site plan shall be to a scale indicated on the exhibit.

(There are no ordinances associated with this section.)

**PLANNING AND ZONING BOARD CONSISTENCY STATEMENT**  
**UDO TEXT AMENDMENT – PLANNED DEVELOPMENT (PD) DISTRICT**

**PLANNING AND ZONING BOARD’S STATEMENT FAVORING THE ADDITION OF A NEW ZONING DISTRICT TO ALLOW AND ENCOURAGE WELL DESIGNED, HIGH QUALITY MIXED USE DEVELOPMENT**

The proposed amendment to sections 156.10.02, 156.10.03, and 156.20.02 will add a Planned Development (PD) District and associated standards that may be used to allow higher than average quality mixed use developments on large tracts of land. Properties zoned PD District will be developed in accordance with the specific *PD District Text* that includes a project narrative and site specific development details, along with a *PD Site Plan* that includes specific land use details, that are approved as part of the rezoning approval process.

Because the PD District:

- is only an option for large tracts of land that must be planned comprehensively, and
- requires blending with nearby land uses, and
- requires a well planned mix of compatible land uses, and
- allows for opting in to a higher quality development than could otherwise be required

The Planning and Zoning Board finds the proposed text amendment to be consistent with the city’s adopted comprehensive, land use, and other adopted plans. Specifically: the General Land Use Goals G1-G6 and the Economic Opportunity Goals A, B, and D.

**General Land Use Goals:**

G1: Land uses should not detract from the enjoyment or value of neighboring properties.

G2: Potential negative land use effects (noise, odor, dust, excessive light, traffic, etc.) should be considered in development review/approval and mitigated.

G3: Adequate transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate.

G4: Well-planned mixed-use projects are encouraged where compatible with nearby development.

G5: Floodplain areas should not be encroached upon by development unless there is compliance with stringent floodplain management practices. These areas should be used for parks, recreation or related purposes, or for agricultural uses.

G6: Environmentally sensitive areas should be protected, including wildlife habitat areas.

**Economic Opportunity Goals:**

(A) Seek an expanded retail base and mix within Kings Mountain, to increase local spending, increase City revenues and respond to residents’ desire for more varied shopping opportunities.

(B) Recognize the essential role of housing in economic development and the need to have adequate supply and mix of housing for employees.



## STAFF REPORT

For the Kings Mountain Planning and Zoning Meeting of: August 8, 2023

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**DATE:** July 21, 2023

**TO:** Kings Mountain Planning and Zoning Board

**FROM:** Kimberly Herndon, Acting Director of Development Services

**PREPARED BY:** Development Services Staff

<u>TITLE</u>
Proposed text amendment to enhance the amenity requirements found in the Performance Flex Lot section (156.50.08) of the Unified Development Ordinance (UDO)

**PURPOSE:**

Provide the Planning Board draft language to add standards for neighborhood amenities that are eligible to earn Performance Flex Lot points. The text amendment is presented for review, discussion, input, and recommendation to City Council.

**BACKGROUND AND FINDINGS:**

Staff recommends adding language in the UDO that states the requirements for neighborhood amenities, specifically ones that earn Performance Flex Lot points. In administering that section of the ordinance, staff found the need to add specific minimum standards and clearly communicate the expectations for quality amenity areas.

Because of the necessary scheduling and public notice requirements, these amendments are being scheduled for public hearing and council action at the August regular meeting.

**FINANCIAL IMPACTS:**

Ensuring high quality development options can result in an increase to the tax base.

**ALTERNATIVES:**

Alternative 1 – Vote to recommend as presented

Alternative 2 – Vote to recommend with modifications

**RECOMMENDATION:**

It is the recommendation of the Kings Mountain Development Services Staff that the Planning and Zoning Board recommend to City Council this text amendment, either as presented or as modified, and vote to find the requested change is consistent with adopted plans.

**CONSENT/STAND-ALONE**

This is a stand-alone item.

**ATTACHMENTS:**

1. Draft text amendment language
2. Consistency statement

Department Head Signature: \_\_\_\_\_

Audited and Approved by:  _____ City Manager: As to Policy  _____ Finance Director: As to Budget and Financial Capacity  _____ City Attorney: As to Form and Law
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## **UDO Section 156.170 Definitions**

### ***Add definition of neighborhood amenity:***

**Neighborhood Amenity** is a specific improvement or contribution on accessible open space that enhances the quality of life for a neighborhood and includes, but is not limited to, public spaces, playgrounds, trails, sport courts, and/or other facilities, which meet a range of social, environmental, cultural, recreational and infrastructure needs of the community.

## **UDO Section 156.50.08 (B)(9) Performance Flex Lot**

### ***Add minimum requirements for specific amenity types:***

#### Small Neighborhood Amenity (one performance point)

- a. Playground  
*(designed for a minimum of 10 children per 50 lots)*
- b. Fenced dog park with water fountain  
*(min. 2,500 sq. feet of enclosed play area)*
- c. Ten plot or larger community garden with water source  
*(10'x10' min. plot size)*
- d. Basketball/pickleball/tennis courts with noise buffer where applicable
- e. Disc golf course
- f. Other similarly scaled amenity as approved by Director of Development Services or designee

#### Large Neighborhood Amenity (two performance points)

- a. Clubhouse with neighborhood pool or splash pad  
*(min. clubhouse size of 1000 sq. feet for the first fifty lots, plus an additional 10 sq. feet per additional lot)*
- b. Clubhouse with outdoor community gathering area  
*(min. clubhouse size of 1000 sq. feet for the first fifty lots, plus an additional 10 sq. feet per additional lot plus min. 2,500 sq. feet of improved gathering area)*
- c. Enhanced/public trail or connectivity component  
*(requires construction of 50 linear feet of trail per lot)*
- d. Other similarly scaled amenity as approved by Director of Development Services or designee

**\*Alternately, the potential to earn flex points for amenities can be eliminated (this section repealed) in order to focus on house façades and associated building materials. Defining “amenity” should still be considered as major subdivisions require an amenity. Points were being offered for an additional amenity.**



## **PLANNING AND ZONING BOARD CONSISTENCY STATEMENT**

### ***UDO TEXT AMENDMENT – REFINEMENTS OF SECTION 156.50.08 PERFORMANCE FLEX LOT***

#### **PLANNING AND ZONING BOARD’S STATEMENT FAVORING THE EDITS TO REFINE THE REQUIREMENTS OF THE PERFORMANCE FLEX LOT TO INCENTIVIZE HIGHER QUALITY RESIDENTIAL NEIGHBORHOODS**

The proposed amendment to UDO section 156.50.08, specifically the Performance Flex Lot Single-family and Two-family Residential Performance Standards, will define and improve what qualifies as an amenity that earns a developer performance flex points. Flex points are a tool to encourage higher than otherwise required quality development with reduced lot widths and setbacks as an incentive for that higher quality and design.

The proposed text adds clarifying language and better defines the city’s expectations with these expected outcomes:

- Neighborhood amenities spaced throughout newly developed subdivisions, and
- Better planned and designed amenity area than is otherwise required, and
- Increase opportunities for social and community interactions

The Planning and Zoning Board finds the proposed text amendment to be consistent with the city’s adopted comprehensive, land use, and other adopted plans. Specifically: the Residential Land Use Goals R3-R4 and the Parks and Open Space Goals P1, P2 and P5.

#### **Residential Land Use Goals:**

R3: Schools, parks, and community facilities should be located close to or within residential neighborhoods.

R4: New residential developments should include adequate area for parks and recreation facilities, schools and places of worship.

#### **Parks and Open Space Goals:**

P1: Parks should be evenly distributed throughout the City and include larger community parks and smaller neighborhood parks.

P2: Pedestrian connections should be provided between parks, schools, residential areas and employment centers.

P5: Natural features should be used as buffers or preserved open space between or around developed areas.