



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☐ 4 = Boddie
- ☐ 5 = Macaluso
- ☒ All

Agenda Date	<i>March 6, 2023</i>
Requested Action	CONSIDER THE PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) ADOPTED ON NOVEMBER 24, 2020, INCLUDING BUT NOT LIMITED TO AMENDMENTS TO CHAPTER 1, GENERAL PROVISIONS, CHAPTER 2, PROCEDURES, CHAPTER 3, ZONING, CHAPTER 4, RESIDENTIAL SITES, CHAPTER 5, NONRESIDENTIAL SITES, CHAPTER 6, SUBDIVISION DESIGN, CHAPTER 7, INFRASTRUCTURE DESIGN, CHAPTER 8, ENVIRONMENTAL DESIGN, CHAPTER 9, SIGNAGE, AND APPENDICES.
Contact Person	Laura Haning, Planning Director
Background Information	<p>This is our fourth presentation regarding the amendments to the UDC. We are coming up on one year since the last amendments to the UDC were made. Per Council and the Planning and Zoning Commission's request, we have made some amendments to the UDC document. The majority of the changes in the amendments of the UDC document are clarification of information, typographical edits, formatting issues and department name changes. Staff has incorporated recommended changes from the Commission members. The relevant changes are listed and described below:</p> <p>Section 2.6.D Subdivision Regulations - Requiring a Master Development Plan (MDP) for plats</p> <ul style="list-style-type: none"> • An MDP is the plan that establishes the overall layout of a project, identifying how roads will align, public infrastructure is laid out, where open space is located, etc. • We currently only require it for multi-unit subdivision plats • It is needed even in single unit developments because they can be quite large and locations of such features need to be vetted by staff before we allow for an application for a plat • The amendment will allow us to require that now <p>Section 2.7.A.5 New Site Development Permit</p>

	<ul style="list-style-type: none"> • This will allow developers to build public and private infrastructure at the same time • We currently require private infrastructure (utility main extensions, streets, etc) to built first before private infrastructure (parking lots, driveways, etc) could be constructed – this will allow concurrent construction of those • This saves the developer time and money • No vertiical (buildings) construction may begin before infrastructure is complete and accepted by the city <p>Section 3.1.C.10 and 12 and 3.6.A Zoning Regulations</p> <ul style="list-style-type: none"> • R3-D – edited to only allow 2 units (duplex only), removing 3 and 4 units • R3-M – created to split out the 3 and 4 unit developments • R4-H – created to allow a less dense multi-family, 2 story development (horizontal multi-family) – still requires an SUP, but clearly defines density of only 5-10 units per acre • Short-term rentals are removed as a zoning category (SUP) - new stand-alone ordinance and permitting will completely regulate <p>Section 7.3.C New “pay in lieu” for street improvements</p> <ul style="list-style-type: none"> • New development is required to build street improvements (widening of streets) which sometimes leads to patchy street sections • Being able to pay in lieu of building a section of a street will allow the developer to pay into a fund that will be used for future street improvements which can be completed with city street projects rather than piecemealing street improvements <p>Section 8.3.E Clarify Tree Mitigation Requirements</p> <ul style="list-style-type: none"> • Projects that do not meet the minimum Standard and Legacy tree preservation ratio must provide a more thorough explanation of how an applicant must use the approved tree survey to determine the inches required for mitigation • Added language detailing how existing trees being preserved and trees being planted are applied to any mitigation requirement - inches preserved above the minimum tree preservation requirement or inches of trees being planted
--	--

	<p>above the minimum landscape planting requirement are applied to Standard trees removed, then legacy trees removed and then to Heritage trees removed</p> <p>Section 8.2.A.6 Adding DPZ Waiver for specific locations</p> <ul style="list-style-type: none"> • Applies to lots platted prior to 2020 DPZ regulations • DPZ may be determined at 20 feet outside of the 100 year floodplain • Increased LID features are used on-site <p>Section 8.2.C.6 Additional detail on impervious cover</p> <ul style="list-style-type: none"> • Defining better what is impervious cover <p>At this meeting the Commission may make recommendation to Council regarding adoption of the amended UDC.</p>
Item Justification	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	