

Responses to Additional Planning Board Questions received after January 19, 2021

UDO References

Q1: Send link to Section 6.1.5M. On-street parking

A: https://21d85a0d-1b9a-44a5-831b-3eff1c2cd09b.filesusr.com/ugd/eea745_7888d5a11b8a4206abe878d186b4f88f.pdf

Q2: Send link to Section 6.3.2 determination of buffer yard

A: https://21d85a0d-1b9a-44a5-831b-3eff1c2cd09b.filesusr.com/ugd/eea745_7888d5a11b8a4206abe878d186b4f88f.pdf

Q3: Send link to 4.1.6 Density bonus

A: https://21d85a0d-1b9a-44a5-831b-3eff1c2cd09b.filesusr.com/ugd/eea745_7888d5a11b8a4206abe878d186b4f88f.pdf

Q4: Send link to 6.1 off- street unless including in link requested above.

A: https://21d85a0d-1b9a-44a5-831b-3eff1c2cd09b.filesusr.com/ugd/eea745_7888d5a11b8a4206abe878d186b4f88f.pdf

The full text of the UDO can be found here: <https://www.udoclearcode.org/>
By clicking on the section numbers in the Table of Contents, you will be taken to those specific sections directly.

MU-S District

Q1: The purpose states loose parameters :”physical context and location”, design to be evaluated “on its own merits”. - who is to judge this? How will the applicant know the standards?

A: **Planning Staff, the Planning Board, and the Elected Bodies will evaluate MU-S projects proposed by developers based on ordinance standards. The following highlighted language will be added to the draft UDO Purpose Statement to clarify these parameters: 5.2.26.1.A:**

1. The MU-S District is intended to accommodate a Planned Unit Development (PUD) containing residential uses and at least one nonresidential use with the mix of uses achieved through incorporating multiple uses within a single building or by single-use buildings located throughout the site.

2. This district has applications in a broad range of urban to suburban locations.

3. The size and intensity of MU-S developments may vary based on their physical context and location. Appropriate setbacks, streetyards, bufferyards, and building heights among other site and design elements will be considered to ensure compatibility of the development on a site-specific basis.

4. The MU-S District provides greater development flexibility in exchange for certain planning and design considerations and provides an opportunity to propose development which would otherwise not be accommodated by the UDO. Any Planned Unit Development proposed via the MU-S district shall be evaluated on its own merits.

5. The MU-S district promotes quality design and respects surrounding land use and character with particular consideration given to the architectural details and facades of mixed-use and nonresidential buildings and the design of the streetscape. Elements such as building fenestration and massing, placement of windows, incorporation of awnings and other architectural elements as well as landscaping, street trees, and presence of plazas, pocket parks, public squares and other common public open space will be utilized to ensure a well-designed development.

6. The MU-S district shall include pedestrian-oriented design elements that promote walkability such as a system of sidewalks or other all-weather paths linking different parts of the development. Accommodation of multimodal transportation options is also encouraged.

Q2: Should the PB be expecting other UDO changes that will specify types of PUD in addition to CC?

A: PUDs and Cottage Courts are two separate development concepts. A Cottage Court is not a type of PUD, although a Cottage Court could be included as part of a PUD. Should additional UDO changes be requested, the Planning Board would vote on the inclusion of that work in a future Work Program.

Q3: Trying to understand 4.8.3 B.1.b - where are the setbacks, street yards etc being "specified"?

A: A developer must include these specifics on the proposed MU-S development site plan.

Q4: Limiting MUS to 2 types does that mean a residential development could be paired with Manufacturing B?

A: A proposed MU-S development could include any two uses allowed in the district standards as long as it was comprised of at least one (1) residential use and one (1) nonresidential use that is a permitted use for the MU-S district.

Q5: Why is there an automatic reduction in parking required? This would apply even as retail or manufacturing sites are requested with potential high use or regular employees?

A: The comprehensively planned nature of the MU-S district allows for an integration of uses that may reduce the amount of parking needed. The inclusion of residential uses provides the opportunity for walking to nonresidential uses, and encouraging multimodal transportation can further reduce the need for parking. In addition, there is the opportunity for shared parking among the nonresidential uses. Other zoning districts, like NB or PB, also allow for a reduction in parking due to these reasons.

Q6: Share what the parameters are for the “comprehensive off-street parking” plan and how this works with shared? Can we on PB object to an agreement like this even though approved by Public Works?

A: When a parking plan is submitted as part of an MU-S project, the following information is considered:

- **Documentation provided by the applicant regarding actual parking demand for proposed uses, which may include parking studies conducted by third parties;**
- **Technical information regarding trip generation or other information related to best practices for managing parking;**
- **Comparisons with similarly situated jurisdictions; and**
- **Comparisons with minimum standards in national published data sources (e.g., Institute of Transportation Engineers (ITE), Urban Land Institute (ULI), National Parking Association (NPA), American Planning Association (APA), etc.)**

A plan may be submitted that incorporates shared parking based on any combination of the above. Otherwise, minimum parking standards will be calculated for each individual use. The Planning Board could object to the parking proposal, but any objection would need to be based on substantive arguments countering the information provided in the parking plan.

Q7: Explain when and process of going to BOA rather than PB.

A: MU-S projects are evaluated by Planning Staff and the Planning Board, and receive final approval from the Elected Bodies. The BOA does not review MU-S development.

Cottage Court section 5.2.26.1

Q1: Table 5.1.1. Has no key for “S” what is this?

A: The “S” is designated for Special Use Zoning. In the transition to UDO ClearCode, an "S" was supposed to be included in the list of abbreviations, but due to an oversight by our consultant, this did not occur. Staff will add this change in a future cleanup.

Q2: Purpose: why does it say “smaller site of cottage homes” is there a place this is required and smaller than what?

A: Historically, Cottage Court buildings have smaller footprints than other residential development. The draft provision currently includes height requirements to promote small-scale residential character.

Q3: What might you be seeing in this type of development being “diverse housing types”- give examples. Do you mean like this?:



A: Cottage Courts provide smaller, clustered residential units around a central communal space that is not currently allowed in the UDO. The diversity in type comes from their central courtyard, their inherent community-oriented nature, and their inclusion as one of the missing middle housing types. In districts where the underlying zoning allows for attached units, those may also comprise some of the Cottage Court units allowing for diversity within the development itself.

The development shown in the submitted image does not represent a Cottage Court due to the lack of an entrance from the right-of-way to combined parking area, no pedestrian connection from the development, and no central courtyard space. This development looks to be either a PRD or conventional subdivision.

Q4: How do the infill developments that have occurred along Country Club differ in CC if you exclude courtyard?

A: There have been a variety of development types built along Country Club Road recently, including townhomes, minor subdivisions, and Planned Residential Developments (PRDs). The primary difference between these developments and the proposed Cottage Court ordinance is the requirement for community-oriented design elements including the courtyard open space.

Q5: Will walls/fences be allowed around these like Cliffmore? Can they be gated?

A: As with all other residential development types, walls and fences may be used in Cottage Courts. As with other residential types, any communities using gates would be required to have private streets (streets built and maintained by the developer and subsequent homeowners in perpetuity).

Q6: Show examples of 4 homes on the recently suggested 20,000 sq feet.

A: Design concept attached. Please note that the 20,000 sf lot minimum lot size is for nonresidential districts only.

Q7: As this is close living (like I do in West End)- where are lights, HVAC outside locations allowed?

A: The UDO does not currently regulate the location of utilities for any type of residential development. The following highlighted language will be added to the draft UDO text to clarify the location of exterior lighting: 5.2.26.1.6.a.iii Should lighting be included in the parking area, it shall adhere to the lighting standards outlined in Section 6.6 Exterior Lighting.

Q8: Give me examples of CC developments proposing a “special use district rezoning”

A: Any proposed development that requests variation in any of the standards outlined in 5.2.26.1.E Development Standards would have to go through Special Use Zoning. Examples of situations that would require Special Use Zoning may include, but are not limited to, requests for more than 14 total units, or proposing a Cottage Court which has less than the 15% required Courtyard Open Space.