



Town Council Agenda Report

SUBJECT: Planning and Zoning in Progress

CONTACT PERSON/NUMBER

Name: Mark A. Kutney, AICP
Phone: (954) 797-1101

TITLE OF AGENDA ITEM:

Request to initiate a 'Planning and Zoning in Progress' to allow staff to prepare a code amendment establishing Town Council Master Plan Development guidelines.

REPORT IN BRIEF: The Planning and Zoning Division proposes to initiate a 'Planning and Zoning In Progress,' in accordance with Land Development Code Section 12-315. Staff intends to prepare an ordinance establishing Master Planned Development criteria for the Town Council's approval.

Master planning provides the application of professional planning and design techniques on parcels of land to achieve comprehensive coordinated development. Such planning will work toward eliminating the negative impacts of unplanned and piecemeal development that may result from rigid adherence to the standards found within the existing land development regulations.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: None

RECOMMENDATION(S): Motion to approve.

Attachment(s): Memo

DEVELOPMENT SERVICES DEPARTMENT

Planning & Zoning Division

MEMORANDUM PZ 02-23-00

TO: Robert Middaugh, Town Administrator

THRU: Mark Kutney, Development Services Director

THRU: Jeff Katims, AICP, Planning and Zoning Manager

FROM: Marcie Oppenheimer Nolan AICP, Planner II

DATE: February 17, 2000

RE: Zoning In Progress

The Planning and Zoning Division proposes to initiate a 'Planning and Zoning In Progress,' in accordance with Land Development Code Section 12-315. Staff intends to prepare an ordinance establishing Master Planned Development criteria for the Town Council's approval.

Master planning provides the application of professional planning and design techniques on parcels of land to achieve comprehensive coordinated development. Such planning will work toward eliminating the negative impacts of unplanned and piecemeal development that may result from rigid adherence to the standards found within the existing land development regulations.

The purpose of establishing master planned development criteria is to encourage harmonious and coordinated development of a site, considering the natural features, community facilities, pedestrian and vehicular circulation and land use relationship within surrounding properties and the general neighborhood including the overall aesthetic of the master planned development.

The current guidelines for master plans (Section 12-34(AA) provide limited criteria by which staff can effectively evaluate the potential impact of a proposed development. There are also no existing mechanisms by which to bind a developer to the proposed conceptual master plan.

By providing specific criteria and hence, a more thorough review, staff can ensure that the intent of master planning, a more flexible development tool resulting in a better product, is met. In several instances, Council has approved conceptual master plans, only to have the built product not equal the expectations of staff and Council. An example of such a case is Rolling Hills Commercial on University Drive.

To address the weaknesses in the current development code, staff has identified the

following areas as among those that would be governed by Master Planned Development regulations:

(1) *Size.* The proposed code amendment would establish minimum parcel size for master planning, for example, five (5) acres for non-residential property and ten (10) acres or more on residential property and would discourage small, partially developed properties from master planning in order to satisfy code requirements for minimum lot area and setbacks.

(2) *Benefits.* The benefits of master planned development regulations for a developer would be to provide shared internal access, provide for shared drainage, and consistent landscape features.

(3) *Unity of title.* All aspects of a master planned development would be carried out under a unity of title. In addition, a restrictive covenant would be provided to ensure maintenance of all common master plan elements, such as access drives, landscaping, irrigation, shared drainage, etc.

(4) *Review.* The Master Planned Development approval process would follow the review process as stated in Section 12-371 and Section 12-387(B), Site Plans. An application providing site plan related drawings for the entire master planned parcel would be provided for review and approval by Town Council.

(5) *Architecture.* The master development plan would be evaluated for architectural consistency and harmony with the existing and approved developments in the surrounding area. Buildings proposed for the master development plan would be required to share similar architectural features.

Staff will prepare the proposed code amendment for Council consideration in April, 2000.