AGENDA

CITY OF TAYLOR, TEXAS

SPECIAL CALLED JOINT MEETING WITH TAYLOR CITY COUNCIL and PLANNING & ZONING COMMISSION

TAYLOR LIBRARY, 801 VANCE STREET

AUGUST 18, 2022, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZEN COMMUNICATION

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

1. Discussion and possible direction to staff regarding the Development Ordinances Update project. (Tom Yantis)

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development). I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on August 15, 2022 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

In compliance with the ADA the City Hall and Council Chambers is wheelchair accessible. Reasonable accommodations will be provided for persons attending city council meetings in need of special assistance. Please contact the City Clerk at least 24 hours prior to the meeting for special assistance.

Posted By: Dianna McLean Date August 15, 2022

Dianna McLean, City Clerk

City Council, P&Z Joint Meeting August 18, 2022 Transmittal Letter

STRATEGIC PILLAR
☒ Streets/Infrastructure
☒ Quality of Life
☒ Economic Vitality

Agenda Item #: 1

Agenda Title: **Discussion and possible direction to staff regarding the Development Ordinances Update project.**

Council Action to be taken: Receive presentation, discuss and provide direction

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

This agenda item provides for an update from Simplecity Design on the status of the development ordinances project, discussion between City Council and P&Z and possible direction on some of the discussion points.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City Council adopted the Envision Taylor Comprehensive Plan in November of 2021. The plan calls for a return to the traditional development patterns that define Taylor's historic downtown and adjacent neighborhoods. To achieve that goal, one of the implementation actions in the plan is "Update Development Standards to Support Centers and Infill."

On January 13, 2022, Council awarded a contract to Simplecity Design, LLC to complete the development ordinances update.

Matt Lewis with Simplecity will provide an update to Council and P&Z on the status of the project, the public meetings already held, discuss issues that staff and the consultants need direction on and outline the next steps in the process.

3. PROS and CONS

PROS	CONS
• Provides and update to Council and P&Z on the status of the development ordinances project.	• N/A

4. RECOMMENDATION

Receive the presentation, discuss and provide direction

5. FUNDING SOURCE

N/A

6. TIMELINE

Contract awarded to Simplecity Design – January 13, 2022
First public meeting (DNA Roundup) – April 19, 2022
Second public meeting (Design Rodeo) – May 3, 2022
Bike ride and festival booth at Blackland Prairie Days – May 7, 2022
Third public meeting (Code Rodeo) – July 13, 2022

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

1a. Presentation

Taylor Texas

CITY OF TAYLOR TX

simplecity.design



Taylor City Council & P&Z Commission Joint Workshop

08/08/22

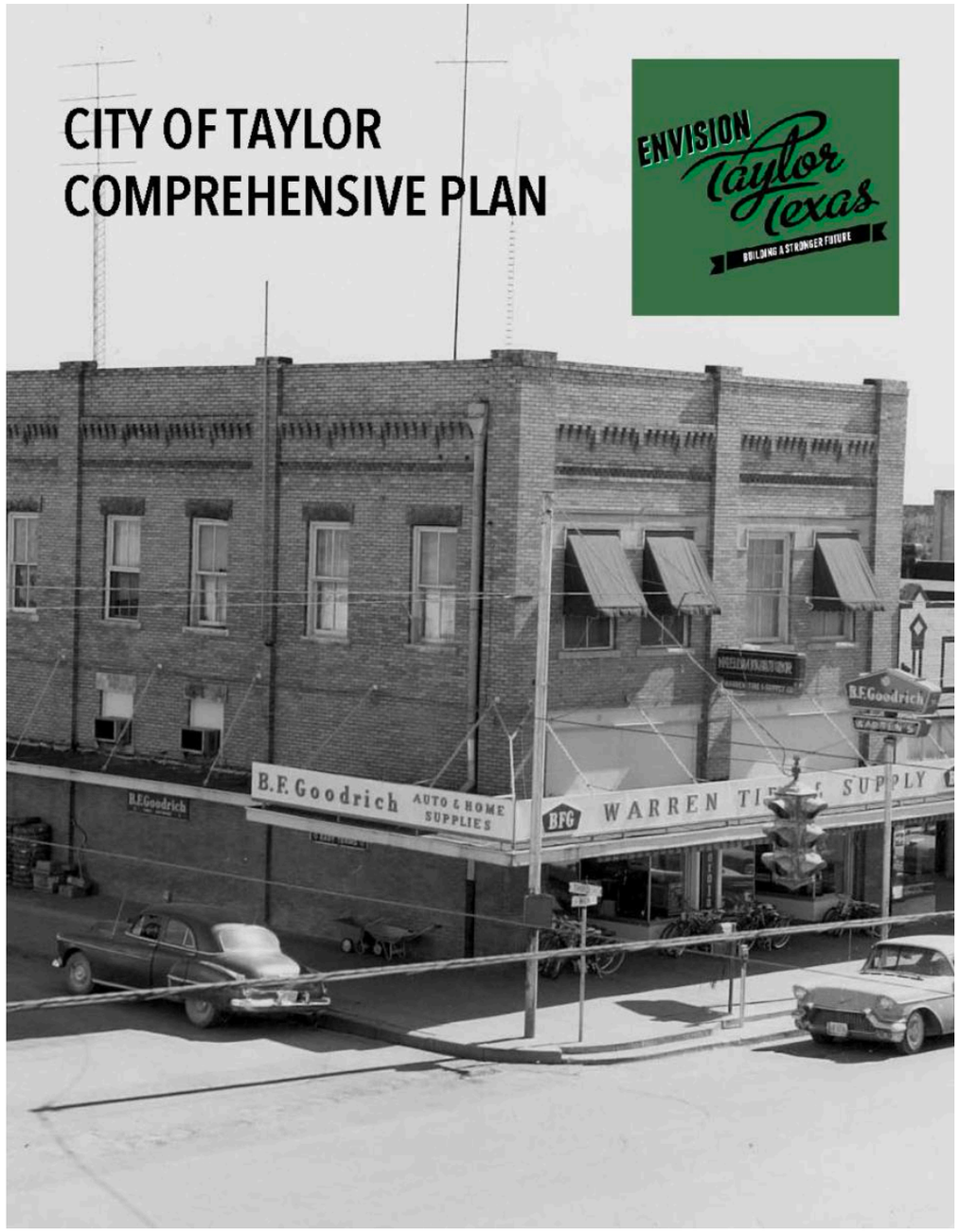


PATTERNS OF THE PAST:

TOOLS FOR THE FUTURE

ENVISION TAYLOR COMPREHENSIVE PLAN

BIG IDEAS



BIG IDEAS

The big ideas of the Envision Taylor Comprehensive Plan set the direction for the planning process and cast a vision for what the plan is about.

FISCAL SUSTAINABILITY AND INFRASTRUCTURE

Make smart investments that maximize use of existing infrastructure and provide sufficient resources for long-term maintenance, repairs, and replacement.

COMMUNITY CHARACTER

Maintain Taylor's uniqueness and small town atmosphere where people feel connected.

INCLUSIVE GROWTH

Be intentional and thoughtful about ensuring that all people and communities benefit from growth.

DIVERSE HOUSING

Ensure that housing accommodates all ages, abilities, household types, and income levels.

ECONOMIC RESILIENCE

Support and promote unique, local businesses.

ENVISION TAYLOR COMPREHENSIVE PLAN

LAND USE POLICIES

LU1	New development should resemble the form and scale of traditional development patterns in Taylor.
LU2	Create, preserve, and enhance special destinations and experiences that celebrate and build on Taylor's history.
LU3	New mixed-use centers should complement the existing Downtown and accommodate additional growth within a compact urban fabric that includes walkable streets, mixed-use buildings, and high-quality public spaces.
LU4	New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
LU5	New buildings and developments should be constructed in a way that they can be repurposed over time and as market conditions change.
LU6	Continue to leverage existing downtown assets to support more small businesses.
LU7	Economic development incentives should support the downtown and future mixed-use centers.
LU8	A jobs-housing balance that supports people living and working in Taylor should be encouraged.
LU9	Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
LU10	New development should generate sufficient revenue to support the long-term cost of maintaining the infrastructure that serves it.
LU11	Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.

ENVISION TAYLOR COMPREHENSIVE PLAN

TRANSPORTATION **POLICIES**

T1	New streets should connect to Taylor's existing street grid and should be consistent with traditional block sizes in Taylor.
T2	Investments in streets and other infrastructure should be prioritized for maintenance or replacement in existing neighborhoods before extensions to new areas.
T3	The transportation network should encourage all modes of travel including support for a future transit network.
T4	Utilize durable materials and construction techniques to lengthen the life of major infrastructure and improve safety.
T5	Improve access management policies along major corridors to encourage fiscally sustainable land use patterns.
T6	Improve the utilization of roadways that have available capacity and evaluate existing roadways for opportunities to expand or enhance alternative modes of transportation.
T7	Link investments in infrastructure to revenue generated from adjacent development.
T8	Streets should be designed to prioritize economic productivity and placemaking while roads should be designed to prioritize vehicular throughput.

ENVISION TAYLOR COMPREHENSIVE PLAN

HOUSING & NEIGHBORHOODS POLICIES

H1	Neighborhoods should have a mix of housing affordable to all income levels and age groups.
H2	Programs and policies should be developed to assist existing residents so that they can stay in their neighborhoods.
H3	Housing policies and development regulations should consider the need to reduce the gap between median income and rental rates or sales price of housing.
H4	Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single family development.

ENVISION TAYLOR COMPREHENSIVE PLAN

SUMMARY & KEY TAKEAWAYS

LAND USE

1. Focus on developing small and infill lots.
2. Develop greenfield properties thoughtfully.
3. Build a network of local, small developers.
4. Maintain the character of Taylor.
5. Accommodate new growth within the existing developed area.

HOUSING & NEIGHBORHOODS

1. Build more smaller housing.
2. Preserve existing housing.

TRANSPORTATION

1. Build Streets and Roads.
2. Designing streets for economic productivity and roads for traffic movement.
3. Improve network connectivity.
4. Integrate access management.
5. Use traffic calming to reduce speeds.
6. Develop and implement a ADA transition plan.
7. Develop and implement a way finding strategy.
8. Develop a Vision Zero program.

ENVISION TAYLOR COMPREHENSIVE PLAN

IMPLEMENTATION STRATEGIES

1. Taylor preferred growth dashboard.
2. Land Use Evaluation tool.
3. Direct growth to centers.
4. Update development standards to support centers and infill.
5. Implement policies to discourage development in restricted growth sectors.
6. Implement the new transportation master plan.
7. Plan for non-vehicular trips.
8. Adopt a vision zero policy.
9. Prioritize infill areas and centers for street improvements.
10. Enhance cross town corridors.
11. Encourage missing middle housing.
12. Discourage displacement.
13. Encourage more accessory dwelling units.
14. Maintain small town character in new neighborhoods.
15. Expand and connect the park and trail system.

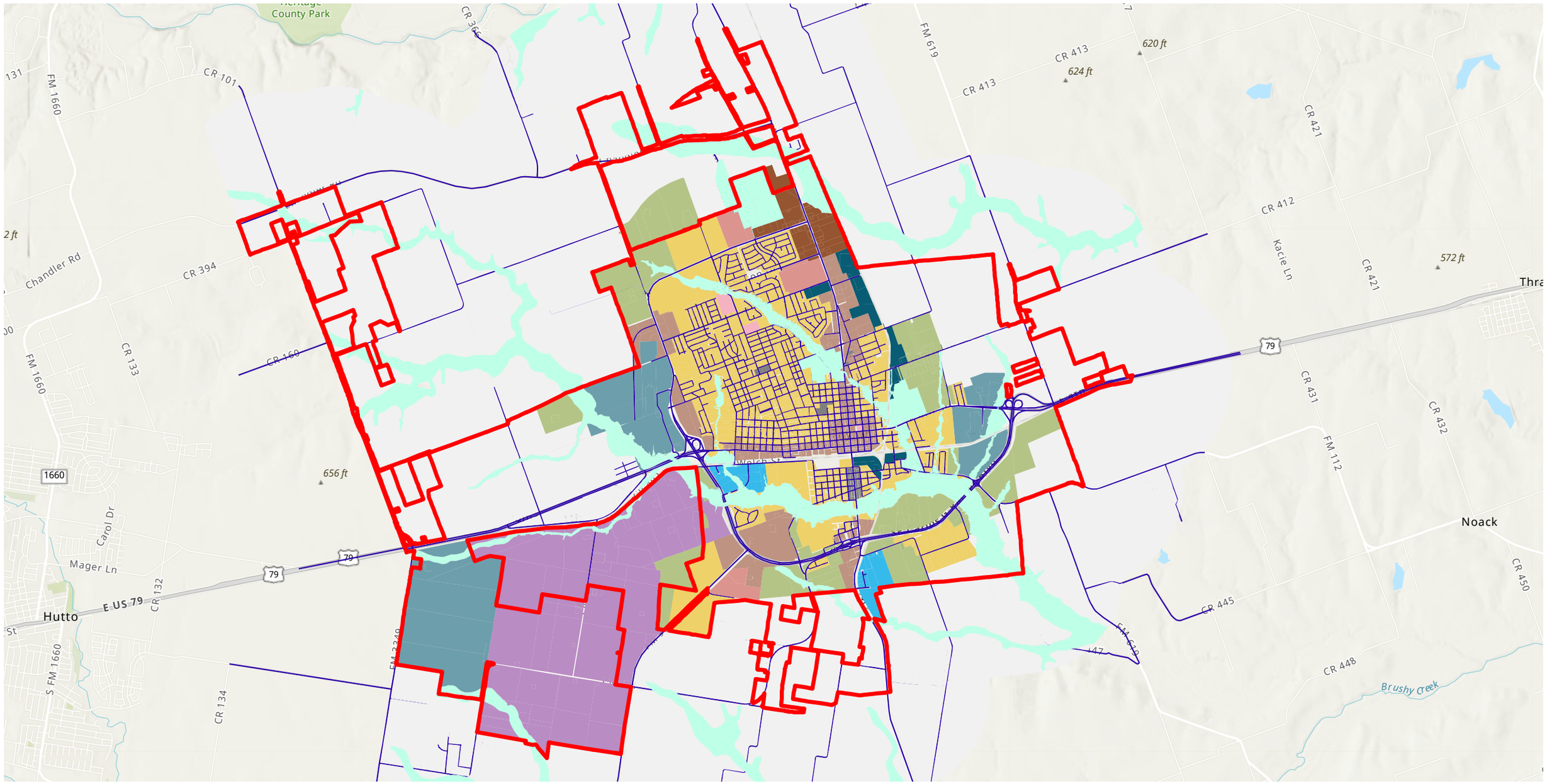


Develop Responsibly

- **Infill Development &**
- **Redevelopment**
- **Development Patterns**
- **Flexibility**
- **Block Network**
- **Housing/ Building Diversity**

ENVISION TAYLOR COMPREHENSIVE PLAN

FUTURE LAND USE MAP



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City Limits

Future Land Use 2022

- Area of Minimal Change
- Neighborhood Greenfield
- Neighborhood Infill
- Civic Community
- Civic Neighborhood
- Employment Community
- Employment Neighborhood
- Employment Regional
- Employment Special Zone
- Market Community
- Market Neighborhood
- Market Regional
- Open Space
- Streets

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0 0.75 1.5 3 mi

0 1.25 2.5 5 km

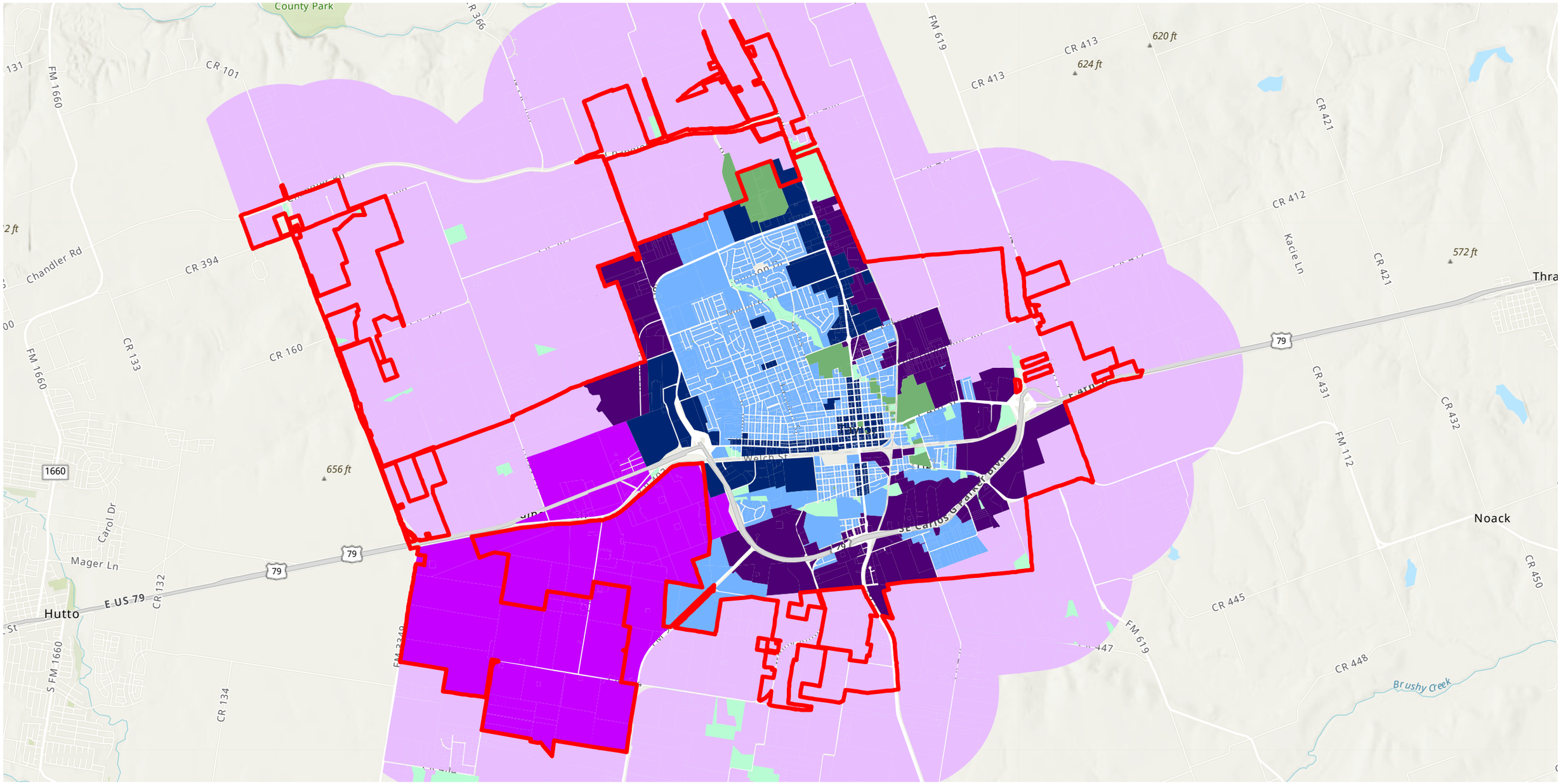
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ArcGIS Web AppBuilder

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ENVISION TAYLOR COMPREHENSIVE PLAN

GROWTH SECTORS MAP



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City Limits

Growth Sector 2022

Preserved Open Sector

Restricted Growth Sector

Controlled Growth Sector

Intended Growth Sector

Infill Neighborhood Sector

Infill Growth Sector

Flood Plain

1:72,224

0 0.75 1.5 3 mi

0 1.25 2.5 5 km

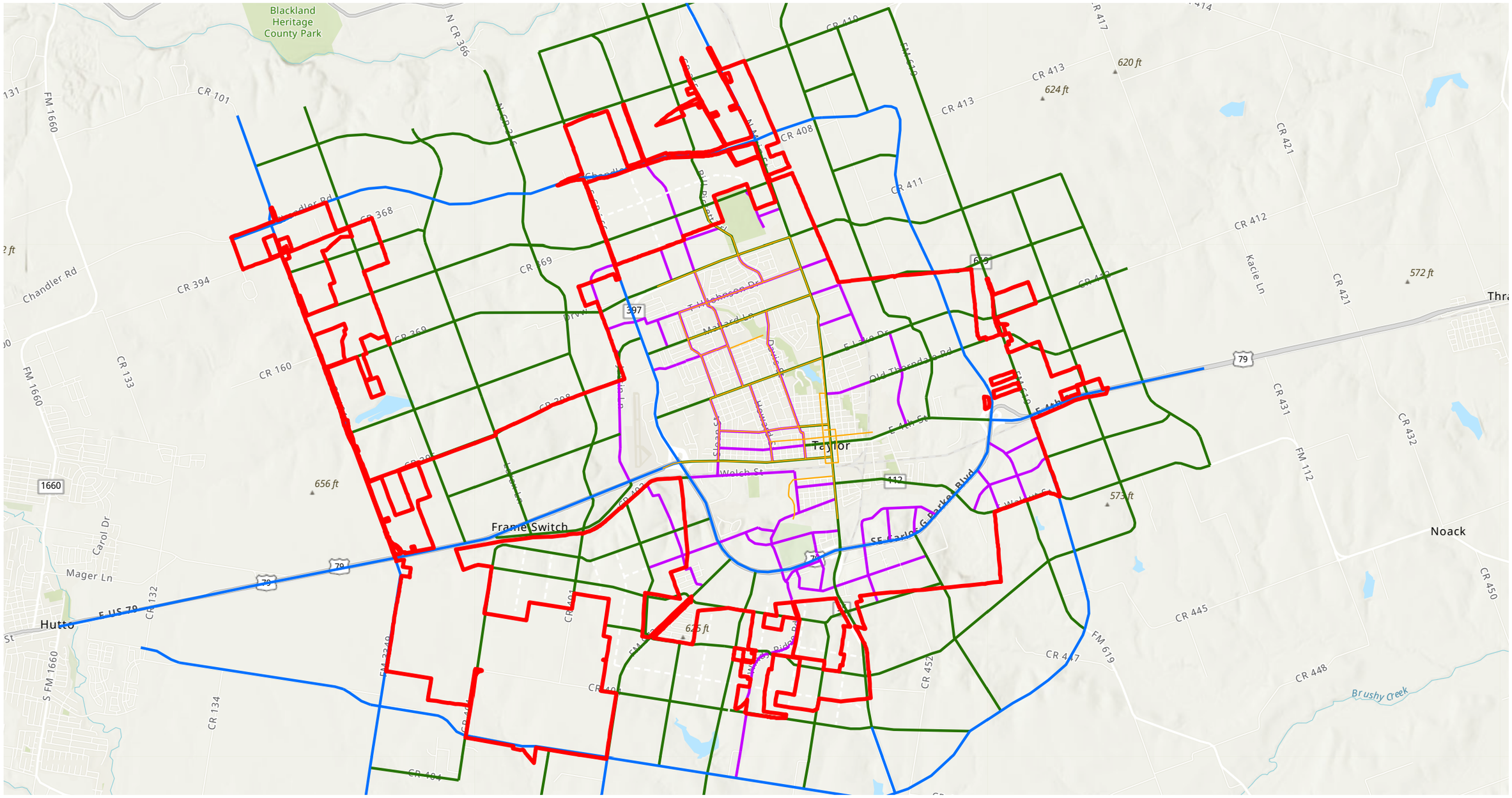
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ENVISION TAYLOR COMPREHENSIVE PLAN

THOROUGHFARE PLAN



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City Limits

Priority Multimodal Facilities

Regional Roads

Enhanced Regional Road

Proposed Regional Road

Community Boulevards

Enhanced Community Boulevard

Proposed Community Boulevard

Neighborhood Avenues

Enhanced Neighborhood Avenue

Proposed Neighborhood Avenue

Proposed Neighborhood Avenue (Restricted Growth Sector)

1:72,224

0 0.75 1.5 3 mi

0 1.25 2.5 5 km

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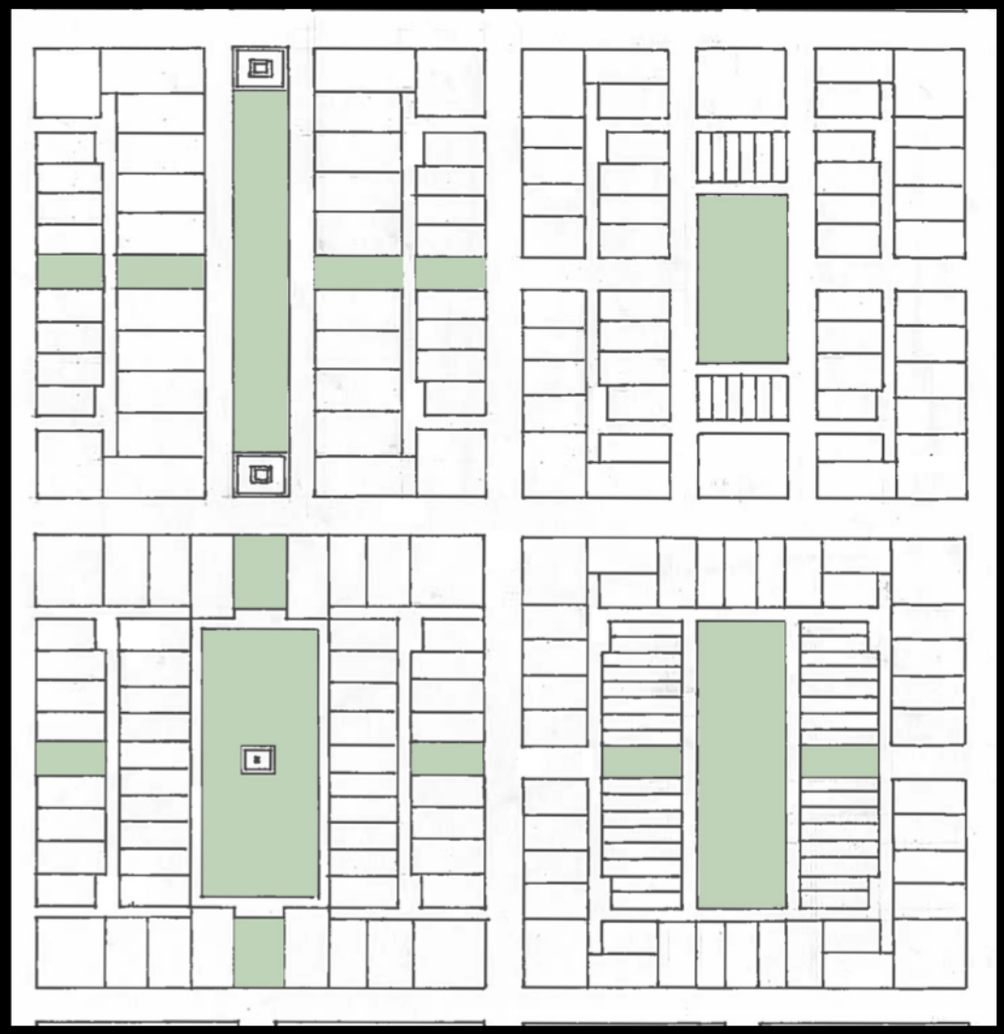
Taylor DNA Round Up

Patterns of the Past; Tools of the Future

Taylor DNA Key Findings

Opportunities and Challenges for the Journey Ahead

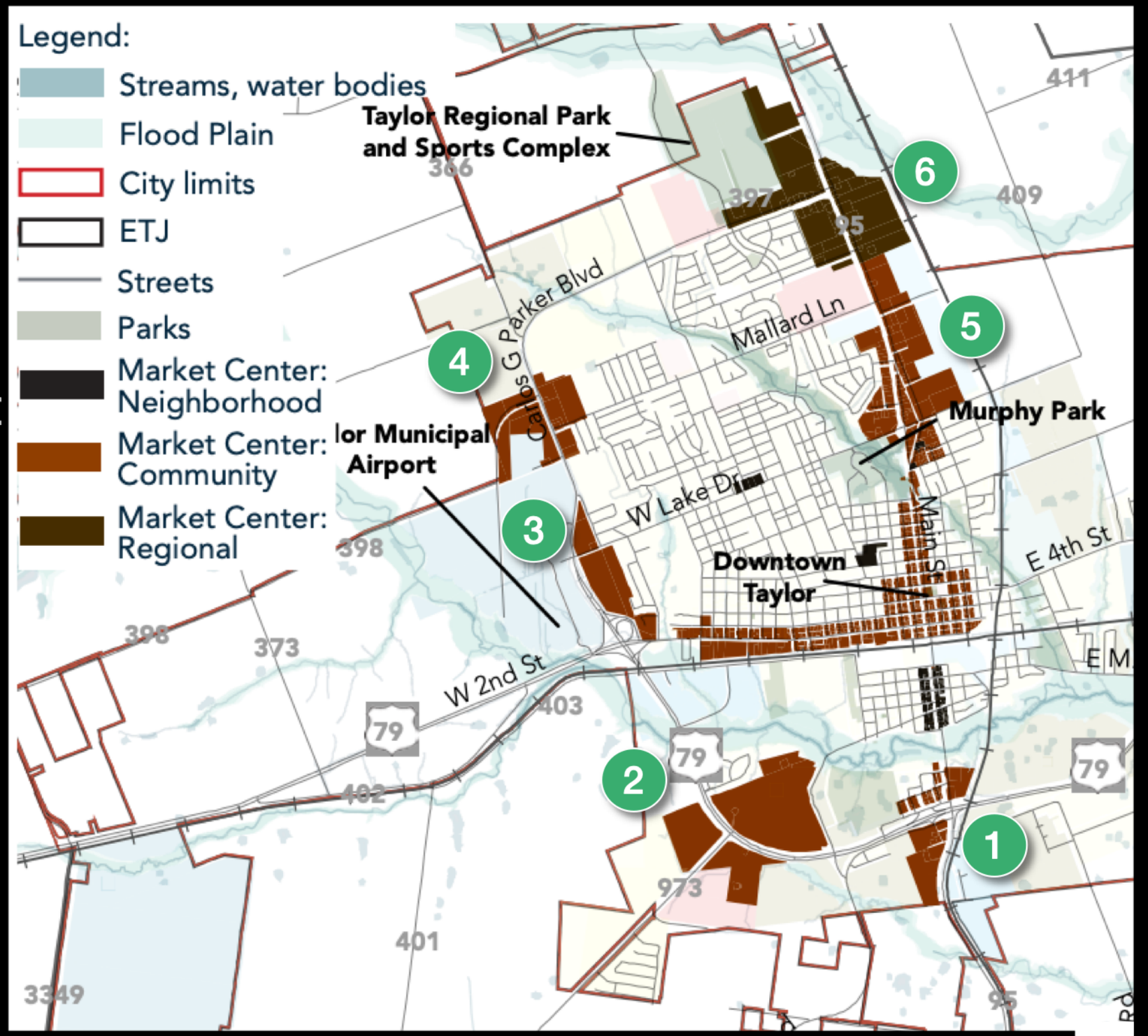
- Diverse Building Types
- Downtown: A Series of Short Block Grid, Complete Neighborhoods
- New Developments; New Patterns
- Underdeveloped & Undeveloped Lands in Abundance
- Physical Barriers and Transitions



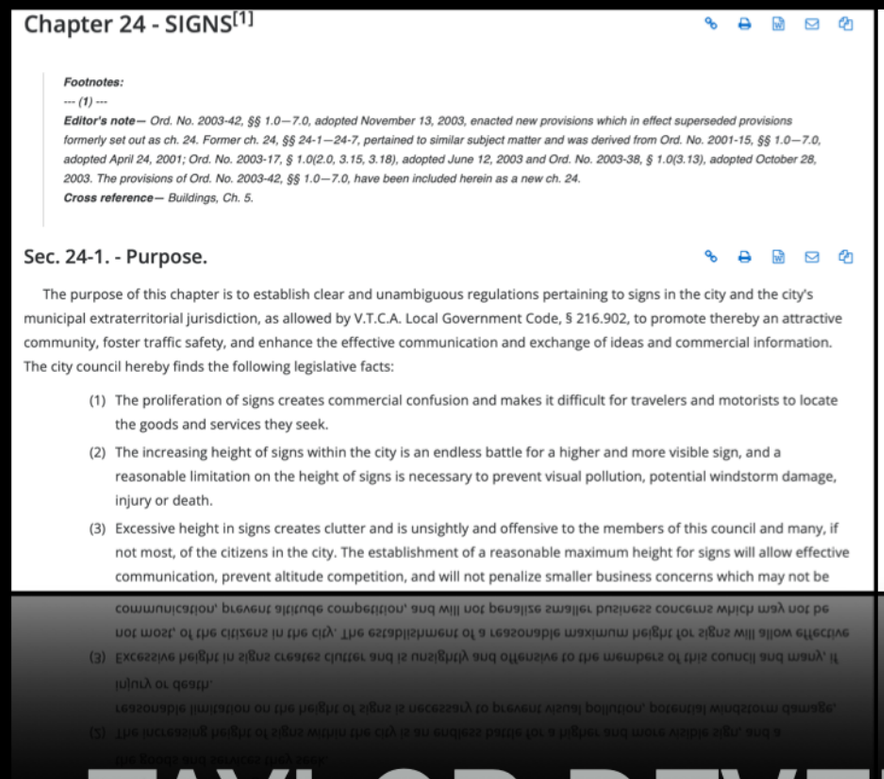
Market Centers DNA

Building the Taylor you Envisioned.

1. Main St. & US 79
2. US 79 & FM 973
3. Airport & Employment
4. Justin Lane
5. Mid Main
6. North Main



Market Centers in the Taylor Future Land Use Plan.



Chapter 24 - SIGNS[1]

Footnotes:
--- (1) ---
Editor's note— *Ord. No. 2003-42, §§ 1.0—7.0, adopted November 13, 2003, enacted new provisions which in effect superseded provisions formerly set out as ch. 24. Former ch. 24, §§ 24-1—24-7, pertained to similar subject matter and was derived from Ord. No. 2001-15, §§ 1.0—7.0, adopted April 24, 2001; Ord. No. 2003-17, § 1.0(2.0, 3.15, 3.18), adopted June 12, 2003 and Ord. No. 2003-38, § 1.0(3.13), adopted October 28, 2003. The provisions of Ord. No. 2003-42, §§ 1.0—7.0, have been included herein as a new ch. 24.*
Cross reference— *Buildings, Ch. 5.*

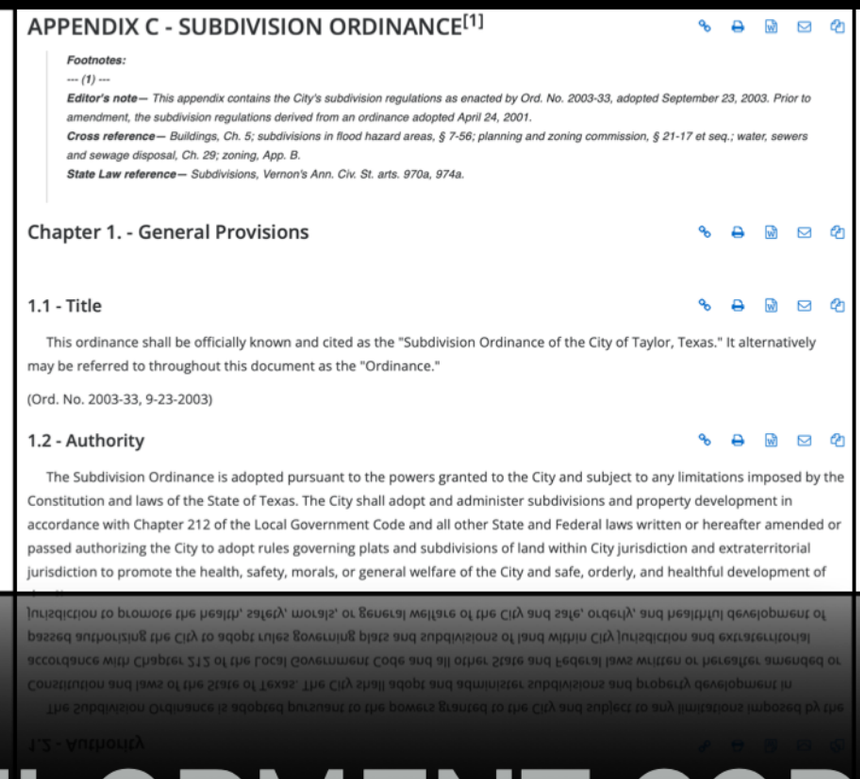
Sec. 24-1. - Purpose.

The purpose of this chapter is to establish clear and unambiguous regulations pertaining to signs in the city and the city's municipal extraterritorial jurisdiction, as allowed by V.T.C.A. Local Government Code, § 216.902, to promote thereby an attractive community, foster traffic safety, and enhance the effective communication and exchange of ideas and commercial information. The city council hereby finds the following legislative facts:

(1) The proliferation of signs creates commercial confusion and makes it difficult for travelers and motorists to locate the goods and services they seek.

(2) The increasing height of signs within the city is an endless battle for a higher and more visible sign, and a reasonable limitation on the height of signs is necessary to prevent visual pollution, potential windstorm damage, injury or death.

(3) Excessive height in signs creates clutter and is unsightly and offensive to the members of this council and many, if not most, of the citizens in the city. The establishment of a reasonable maximum height for signs will allow effective communication, prevent altitude competition, and will not penalize smaller business concerns which may not be



APPENDIX C - SUBDIVISION ORDINANCE[1]

Footnotes:
--- (1) ---
Editor's note— *This appendix contains the City's subdivision regulations as enacted by Ord. No. 2003-33, adopted September 23, 2003. Prior to amendment, the subdivision regulations derived from an ordinance adopted April 24, 2001.*
Cross reference— *Buildings, Ch. 5; subdivisions in flood hazard areas, § 7-56; planning and zoning commission, § 21-17 et seq.; water, sewers and sewage disposal, Ch. 29; zoning, App. B.*
State Law reference— *Subdivisions, Vernon's Ann. Civ. St. arts. 970a, 974a.*

Chapter 1. - General Provisions

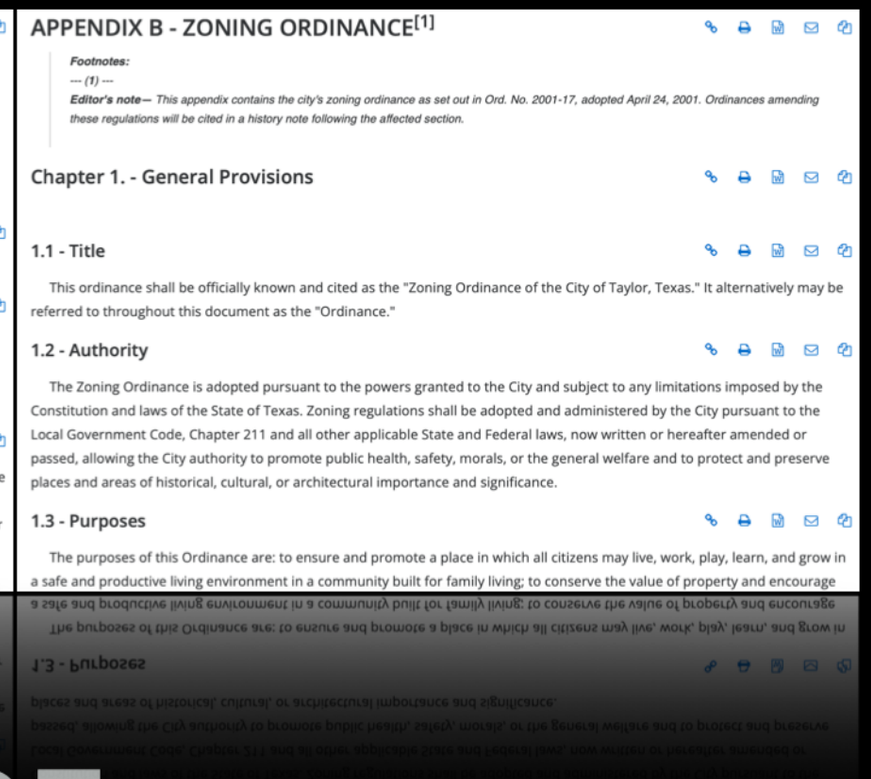
1.1 - Title

This ordinance shall be officially known and cited as the "Subdivision Ordinance of the City of Taylor, Texas." It alternatively may be referred to throughout this document as the "Ordinance."

(Ord. No. 2003-33, 9-23-2003)

1.2 - Authority

The Subdivision Ordinance is adopted pursuant to the powers granted to the City and subject to any limitations imposed by the Constitution and laws of the State of Texas. The City shall adopt and administer subdivisions and property development in accordance with Chapter 212 of the Local Government Code and all other State and Federal laws written or hereafter amended or passed authorizing the City to adopt rules governing plats and subdivisions of land within City jurisdiction and extraterritorial jurisdiction to promote the health, safety, morals, or general welfare of the City and safe, orderly, and healthful development of



APPENDIX B - ZONING ORDINANCE[1]

Footnotes:
--- (1) ---
Editor's note— *This appendix contains the city's zoning ordinance as set out in Ord. No. 2001-17, adopted April 24, 2001. Ordinances amending these regulations will be cited in a history note following the affected section.*

Chapter 1. - General Provisions

1.1 - Title

This ordinance shall be officially known and cited as the "Zoning Ordinance of the City of Taylor, Texas." It alternatively may be referred to throughout this document as the "Ordinance."

1.2 - Authority

The Zoning Ordinance is adopted pursuant to the powers granted to the City and subject to any limitations imposed by the Constitution and laws of the State of Texas. Zoning regulations shall be adopted and administered by the City pursuant to the Local Government Code, Chapter 211 and all other applicable State and Federal laws, now written or hereafter amended or passed, allowing the City authority to promote public health, safety, morals, or the general welfare and to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

1.3 - Purposes

The purposes of this Ordinance are: to ensure and promote a place in which all citizens may live, work, play, learn, and grow in a safe and productive living environment in a community built for family living; to conserve the value of property and encourage

TAYLOR DEVELOPMENT CODE

ASSESSMENT REPORT

simplecitydesign

MARCH 2022

EXISTING NONCONFORMANCE CREATED BY TAYLOR'S ZONING CODE



R-1

Min. Lot Size: 7,000 SF
Min. Home Size: 1,400 SF
Total Lots: 3,966

Nonconforming:
Lots = ~17%
Primary Structures = ~37%



R-3

Min. Lot Size: 10,000 SF
Min. Home Size: 2,000 SF
Total Lots: 121

Nonconforming:
Lots = ~2%
Primary Structures = ~43%



MF-1

Min. Lot Size: 6,000 SF
Total Lots: 7

Nonconforming:
Lots = 0%



MH

Min. Lot Size: 7,000 SF
Total Lots: 208

Nonconforming:
Lots = ~49%



R/A

Min. Lot Size: 35 Acres
Total Lots: 56

Nonconforming:
Lots = ~71%



D

Min. Lot Size: 7,000 SF
Total Lots: 4

Nonconforming:
Lots = ~25%



MF-2

Min. Lot Size: 6,000 SF
Total Lots: 919

Nonconforming:
Lots = ~11%



B-1

Min. Lot Size: 6,000 SF
Total Lots: 712

Nonconforming:
Lots = ~18%

May 3, 2022

Taylor, TX

DESIGN RODEO

DESIGN RODEO

SIGNAGE TYPES IN TAYLOR

ELECTRONIC CHANGEABLE MESSAGE SIGN



ADDRESS SIGN





ATTACHED SIGN





DISPLAY BOX SIGN



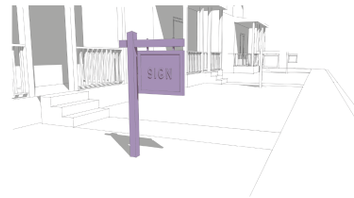


BAND SIGN





FREE STANDING SIGN





ROOF SIGN





AWNING SIGN





SIDEWALK SIGN



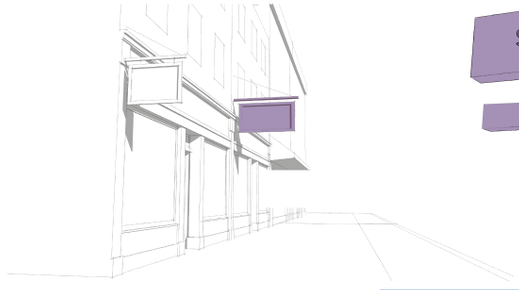


WINDOW SIGN



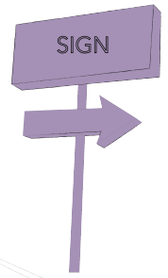


BLADE / HANGING SIGN





POLE SIGN





MONUMENT SIGN





DESIGN RODEO

PROPOSED PLACE TYPES

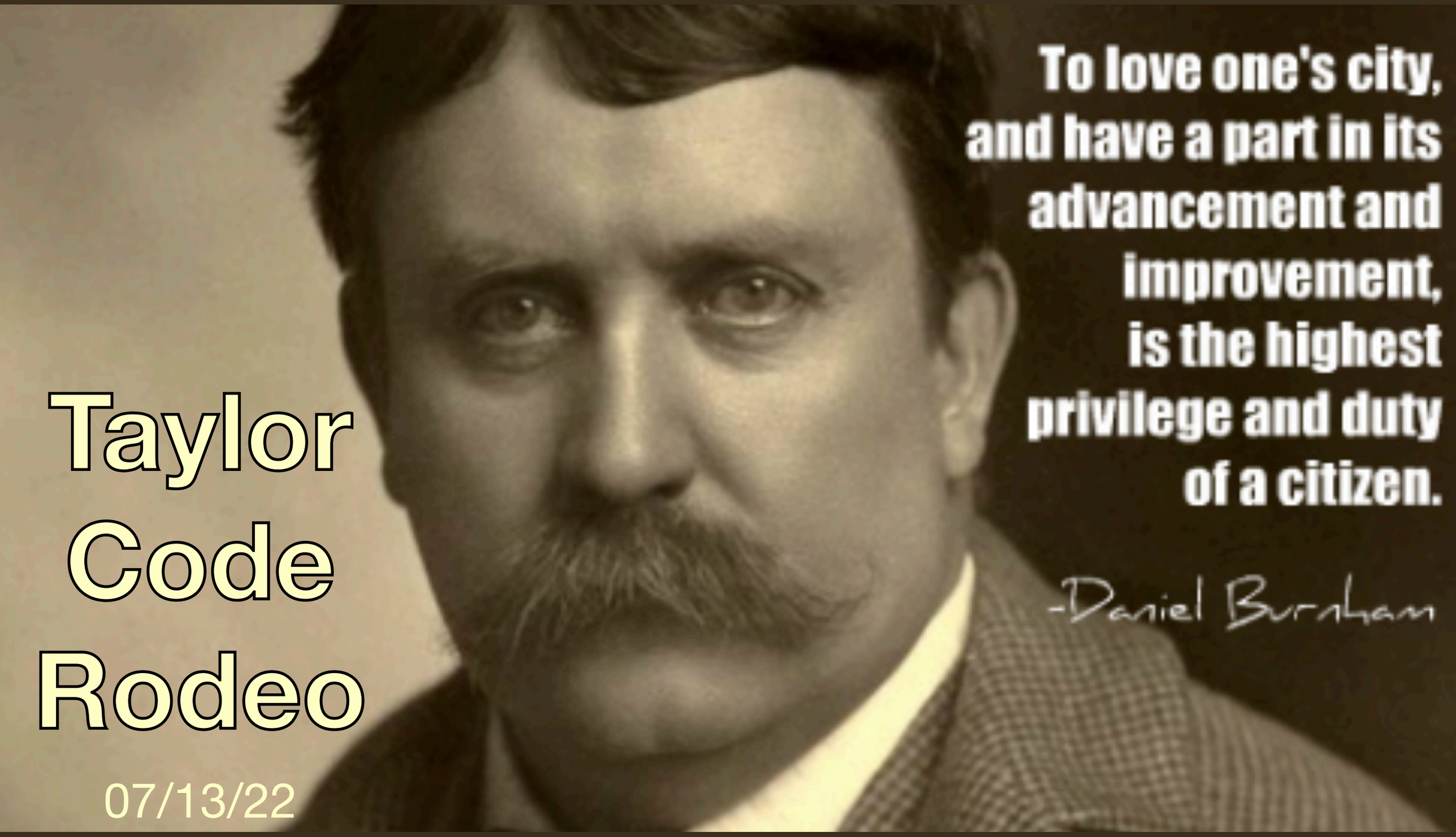


P1 NATURE	P2 RURAL	P2.5 LARGE LOT	P3 NEIGHBORHOOD	P4 MIX	P5 URBAN CENTER	P6 HIGHWAY COMMERCIAL	P 7 EMPLOYMENT CENTER

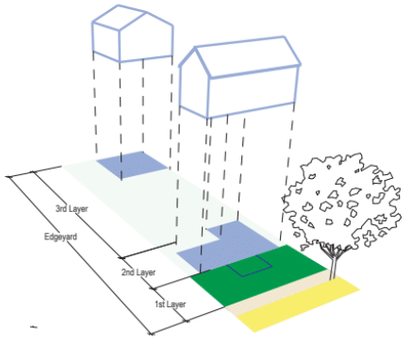


Taylor Code Rodeo

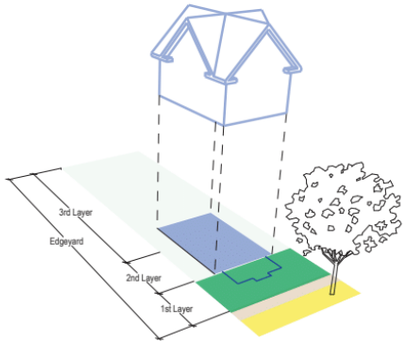
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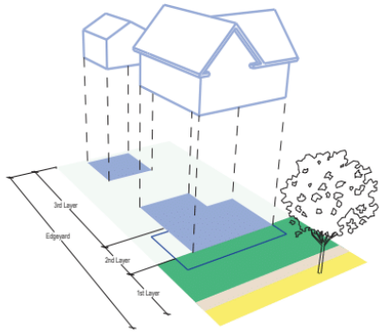
BUILDING TYPES
RESIDENTIAL



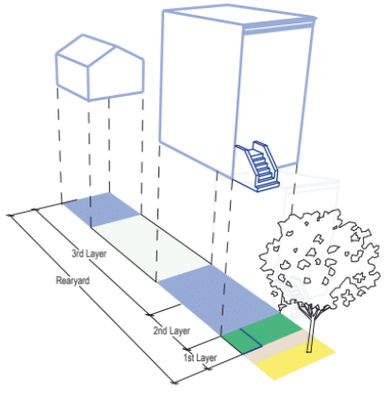
COTTAGE



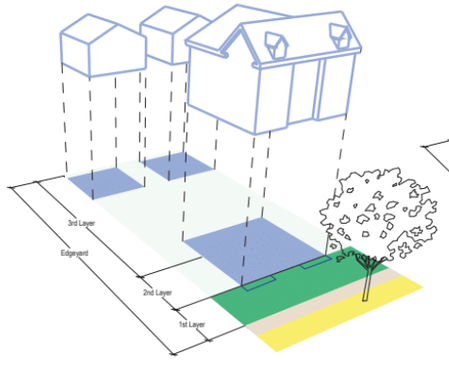
HOUSE SMALL LOT



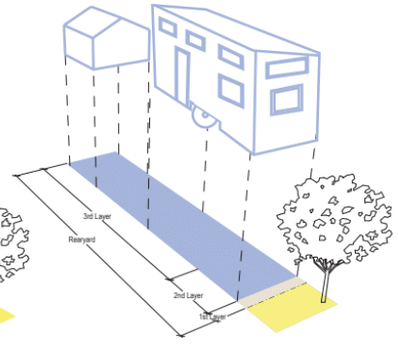
HOUSE LARGE LOT



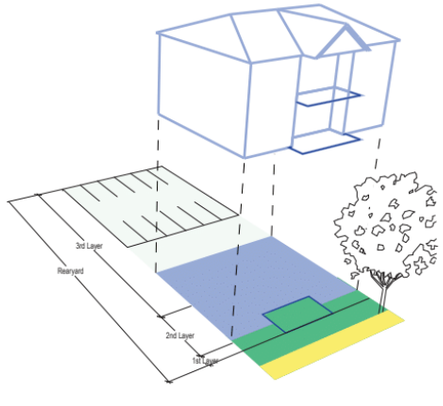
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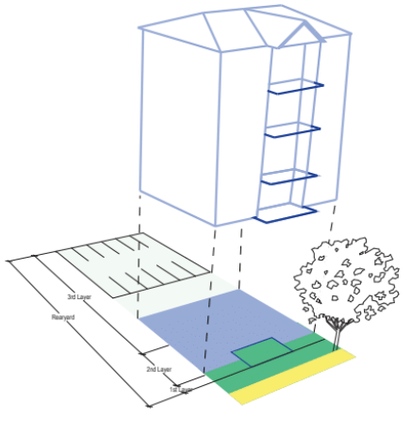
DUPLEX



MANUFACTURED HOME

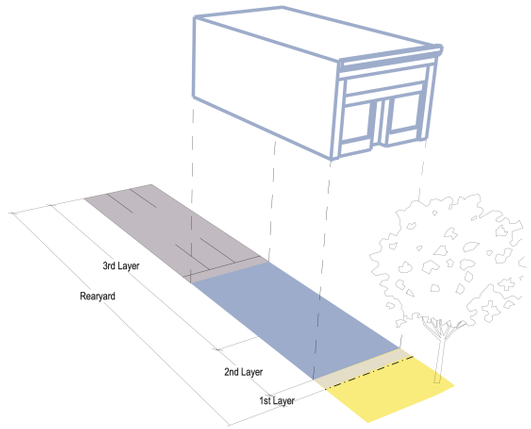


TRIPLEX / FOURPLEX

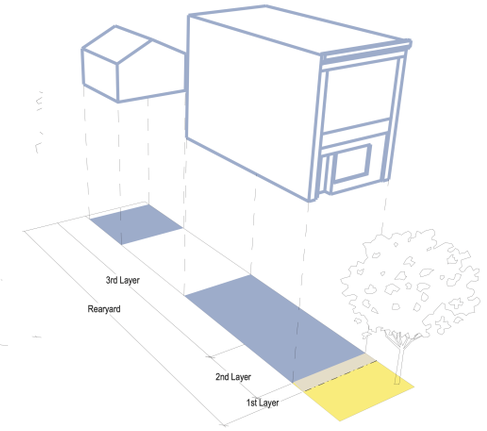


APARTMENT

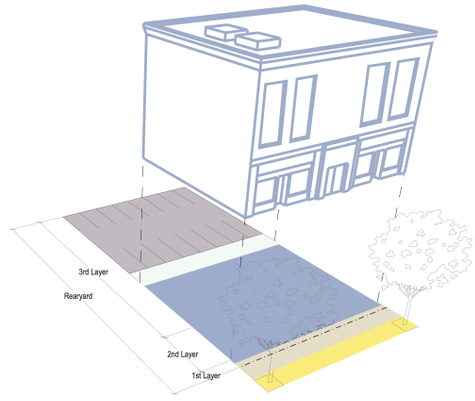
BUILDING TYPES
COMMERCIAL



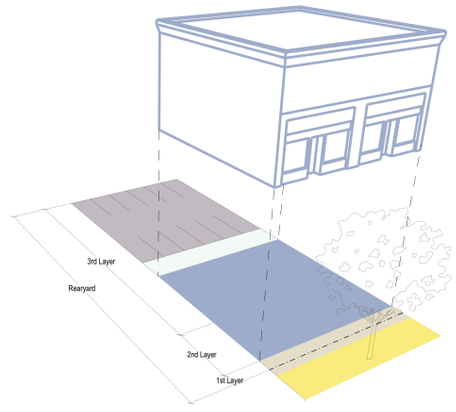
SMALL COMMERCIAL



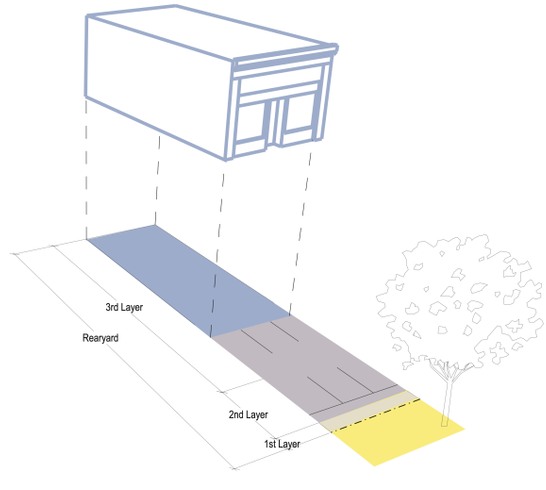
LIVE/WORK



MIXED-USE COMMERCIAL



LARGE COMMERCIAL



HIGHWAY COMMERCIAL

TAYLOR TOOLBOX

DRAFT

PLACE TYPE PROPOSED TRANSLATION

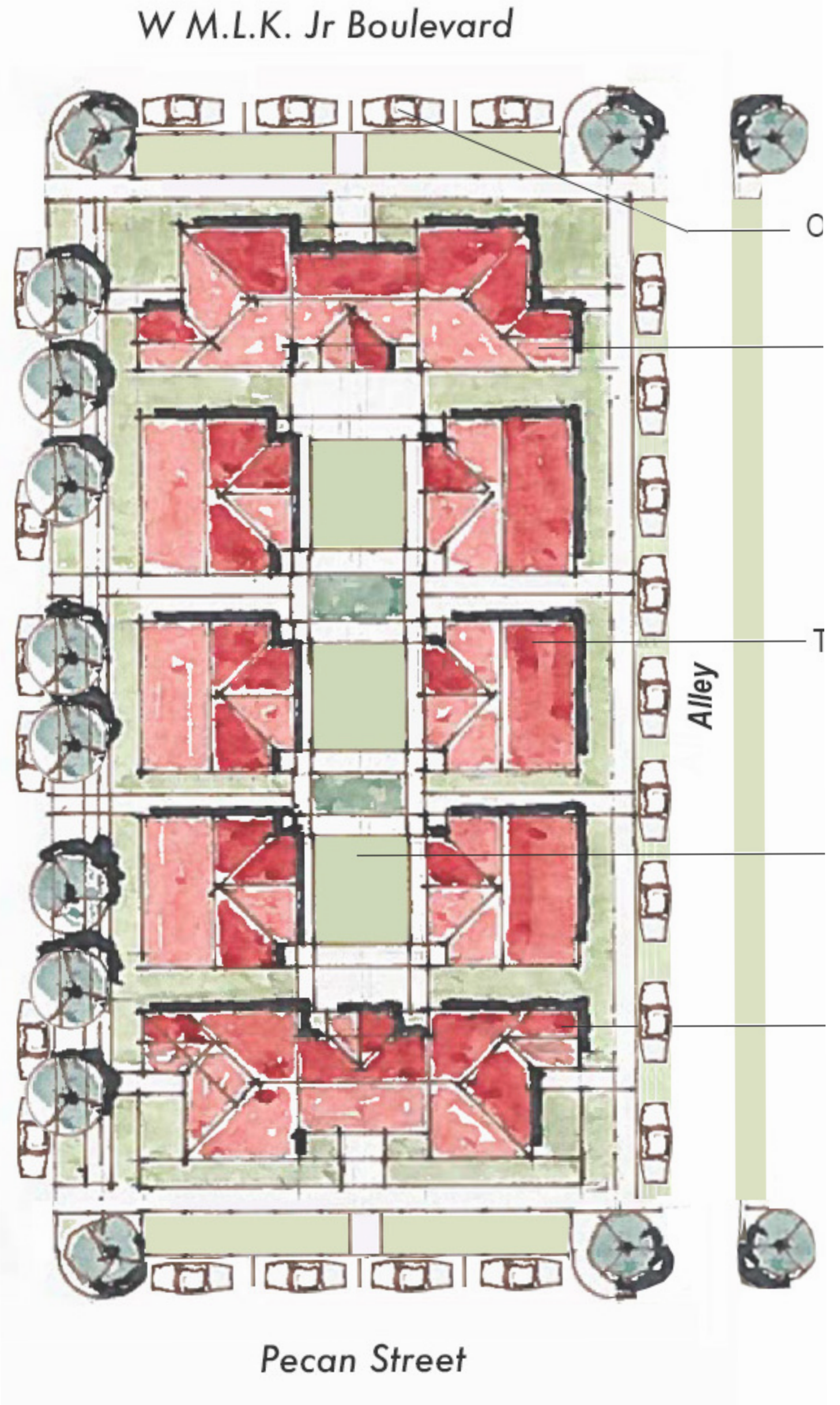
Current Zoning Designations		Place Type Zoning Designations		Future Land Use Designations
P	→	P1 - NATURE		Parks
R/A	→	P2 - RURAL		Neighborhood Greenfield
D M-H R-1 R-3	→	P3 - NEIGHBORHOOD	⊶ P2.5 - NEIGHBORHOOD LARGE LOT 1 acre or greater	Neighborhood Infill
B-1 MF-1 MF-2	→	P4 - MIX	⊶ Commercial land uses in house-form building types are translated to P4 Mix.	
B-2 B-3 DN	→	P5 - URBAN CENTER		Market Center
BP-2 M-1 M-2	→	P7- EMPLOYMENT CENTER		Employment Center
I	→	CS - CIVIC SPACE		Civic Center
		P6 - HIGHWAY COMMERCIAL	⊶ No lots are designated at this time.	

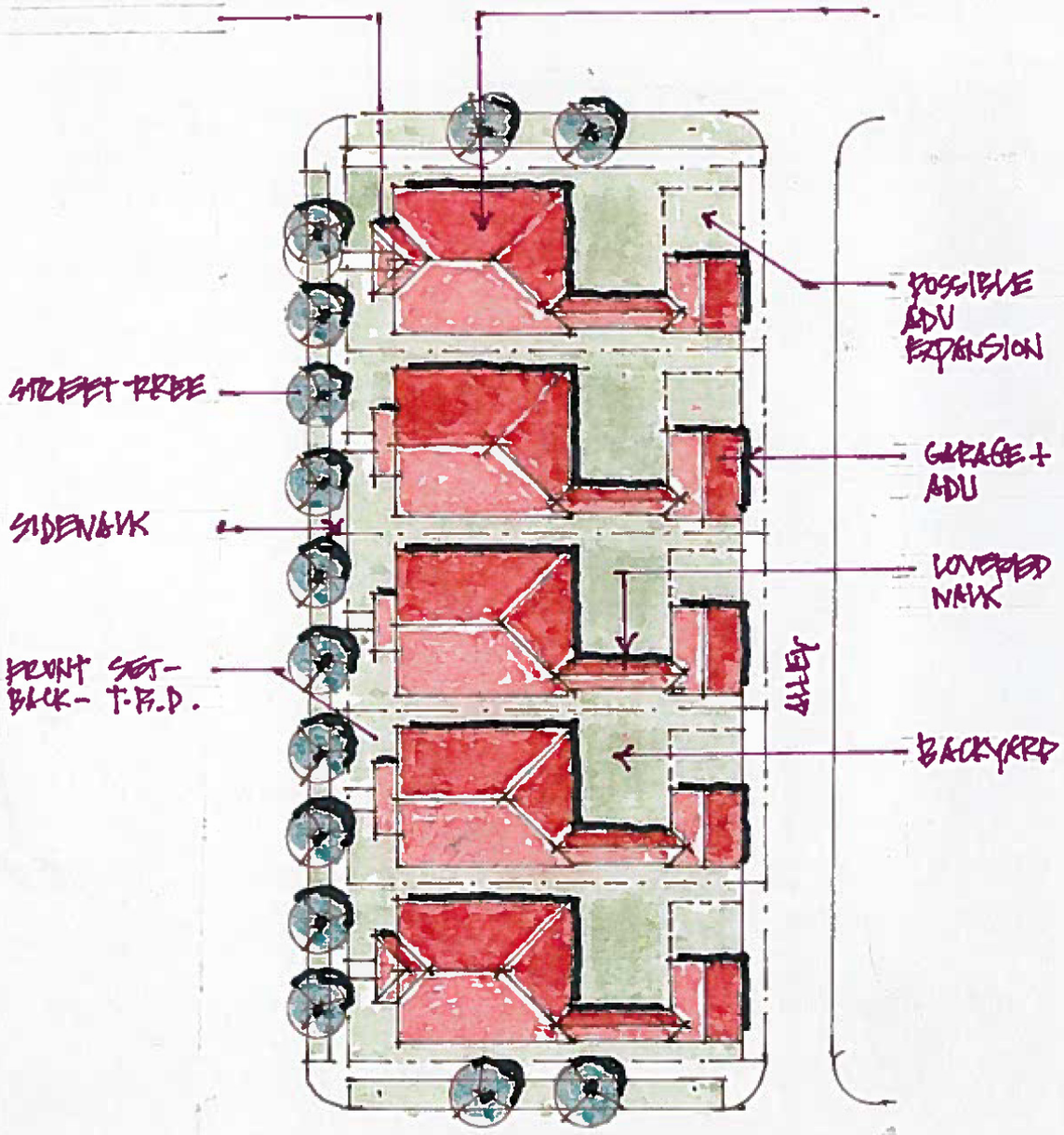
CODE RODEO


N
536'
536'
534'

TAYLOR TOOLBOX

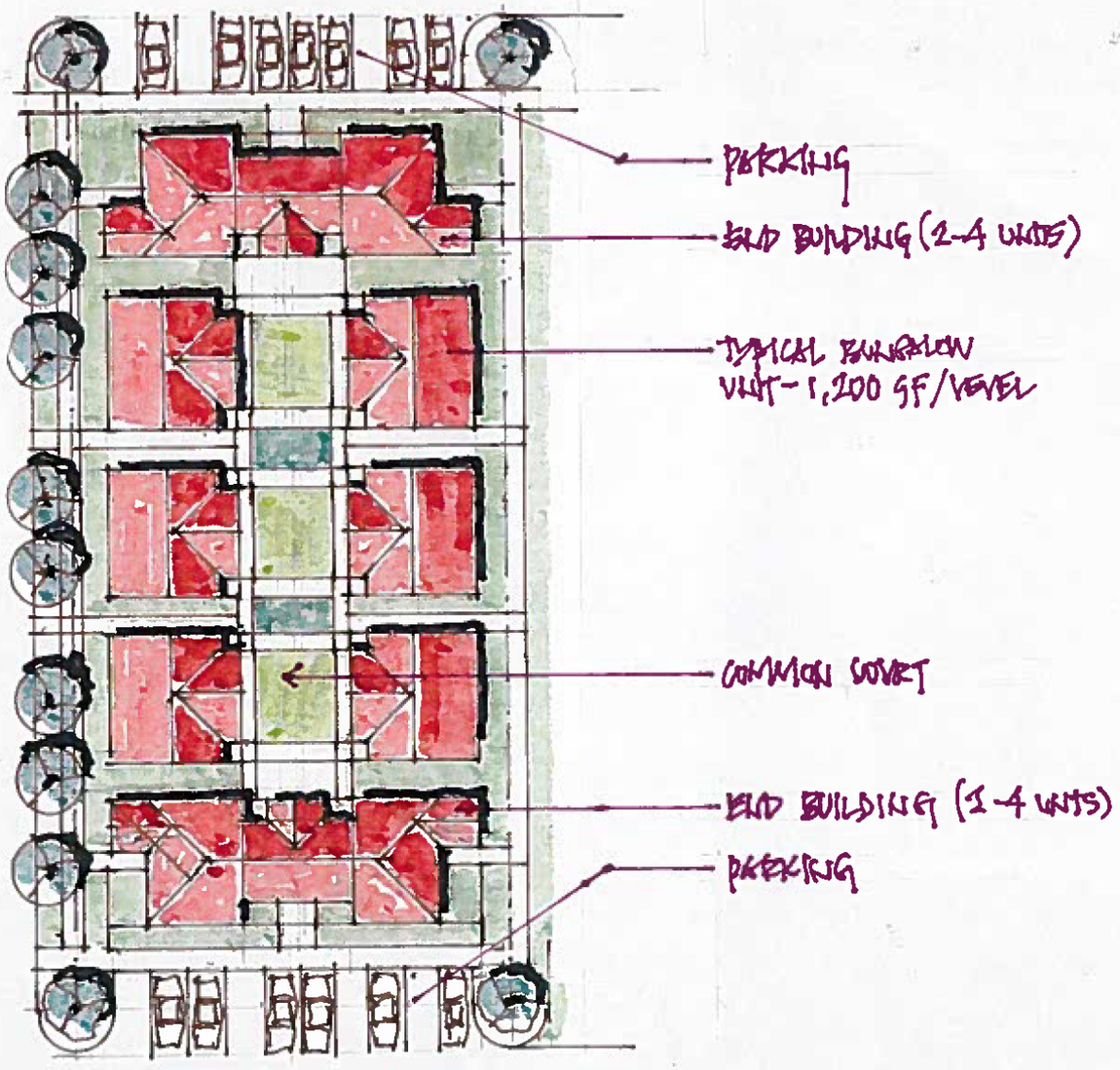
DESIGN AND CODE RODEO PRODUCTION





1 SF HOMES WITH GARAGES + ADUs

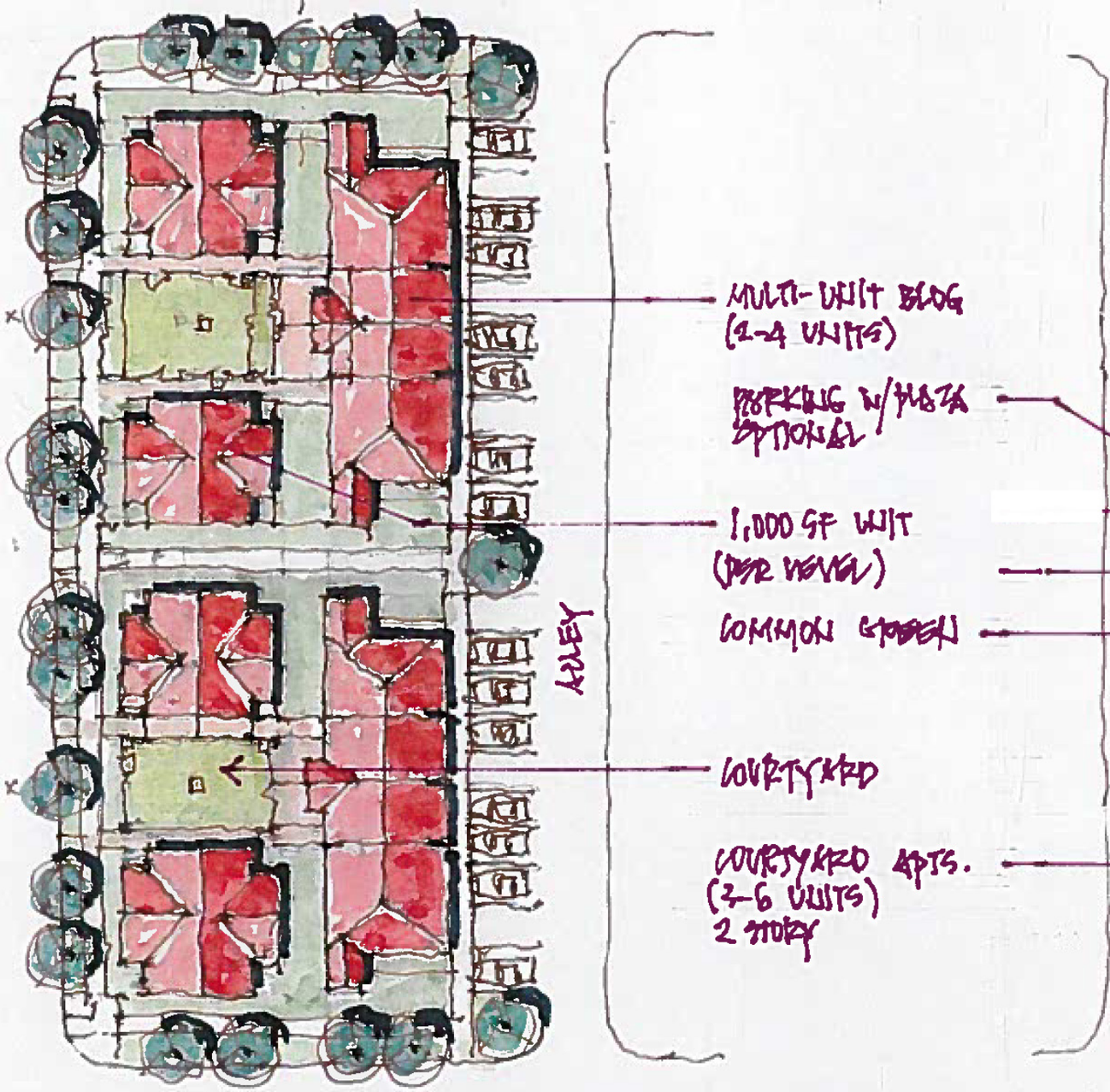
1:50 MCA - 4/25/22



2 BUNGALOW COURT

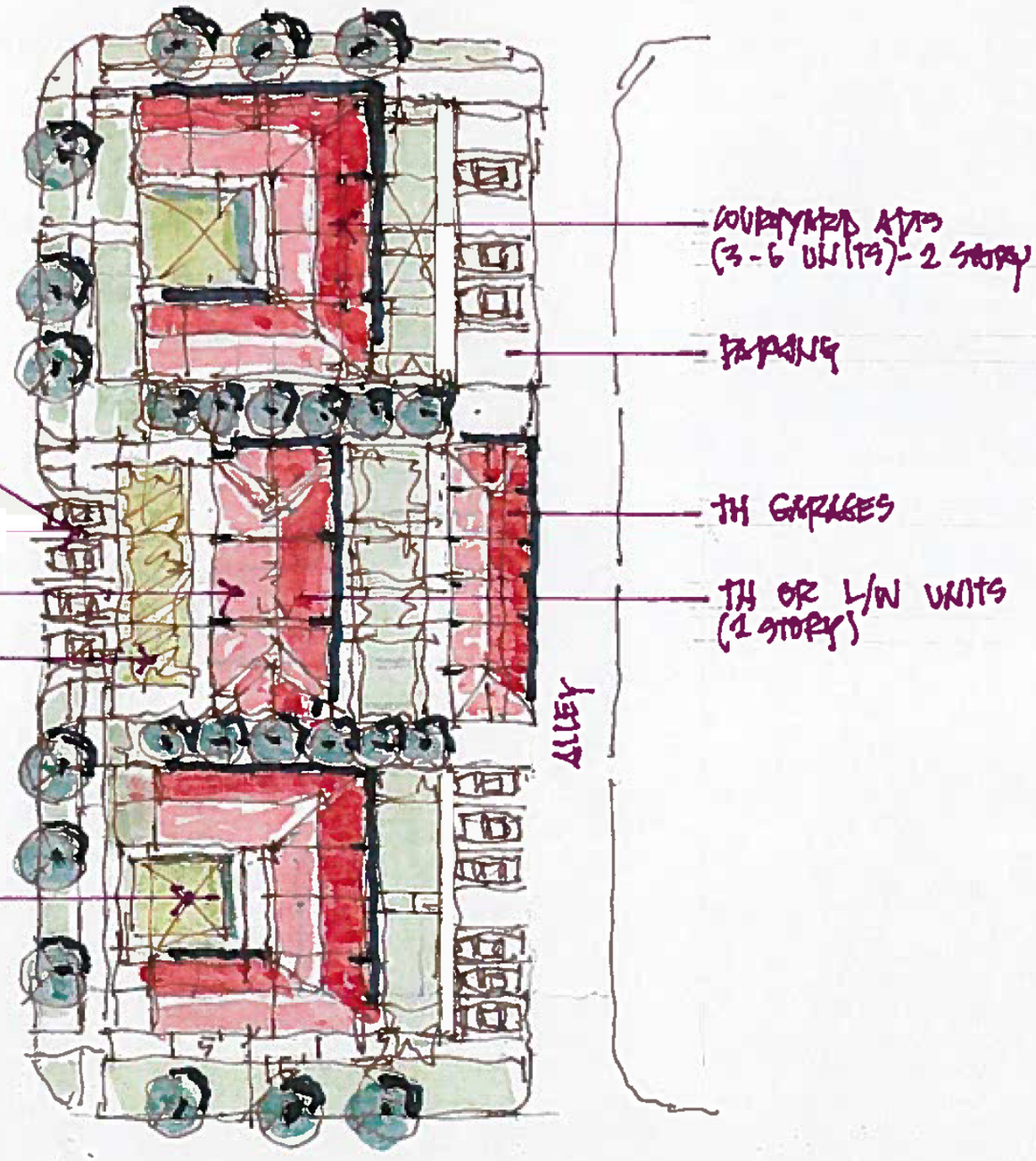
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3 MULTI-UNIT BUILDINGS

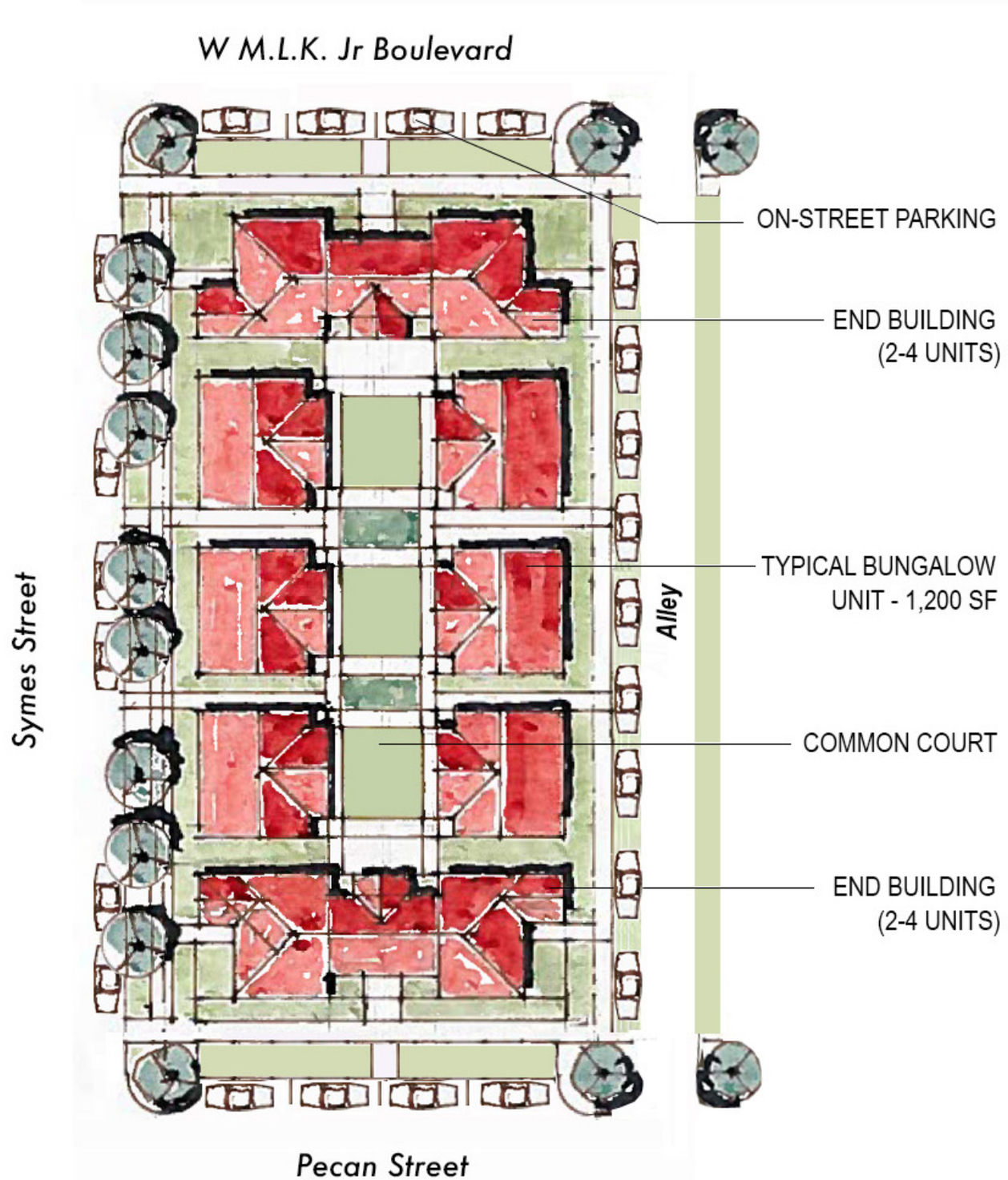
1:50



4 TOWN HOMES + COURTYARD APTS.

1:50

AC/A-4/25/12



Bungalow Court - 10 - 14 Units

2 ACRES SITE PLAN - TAYLOR, TEXAS

Scale: 1″= 50′- 0″


Symes Street
Pecan Street
W M.L.K. Jr Boulevard
Alley



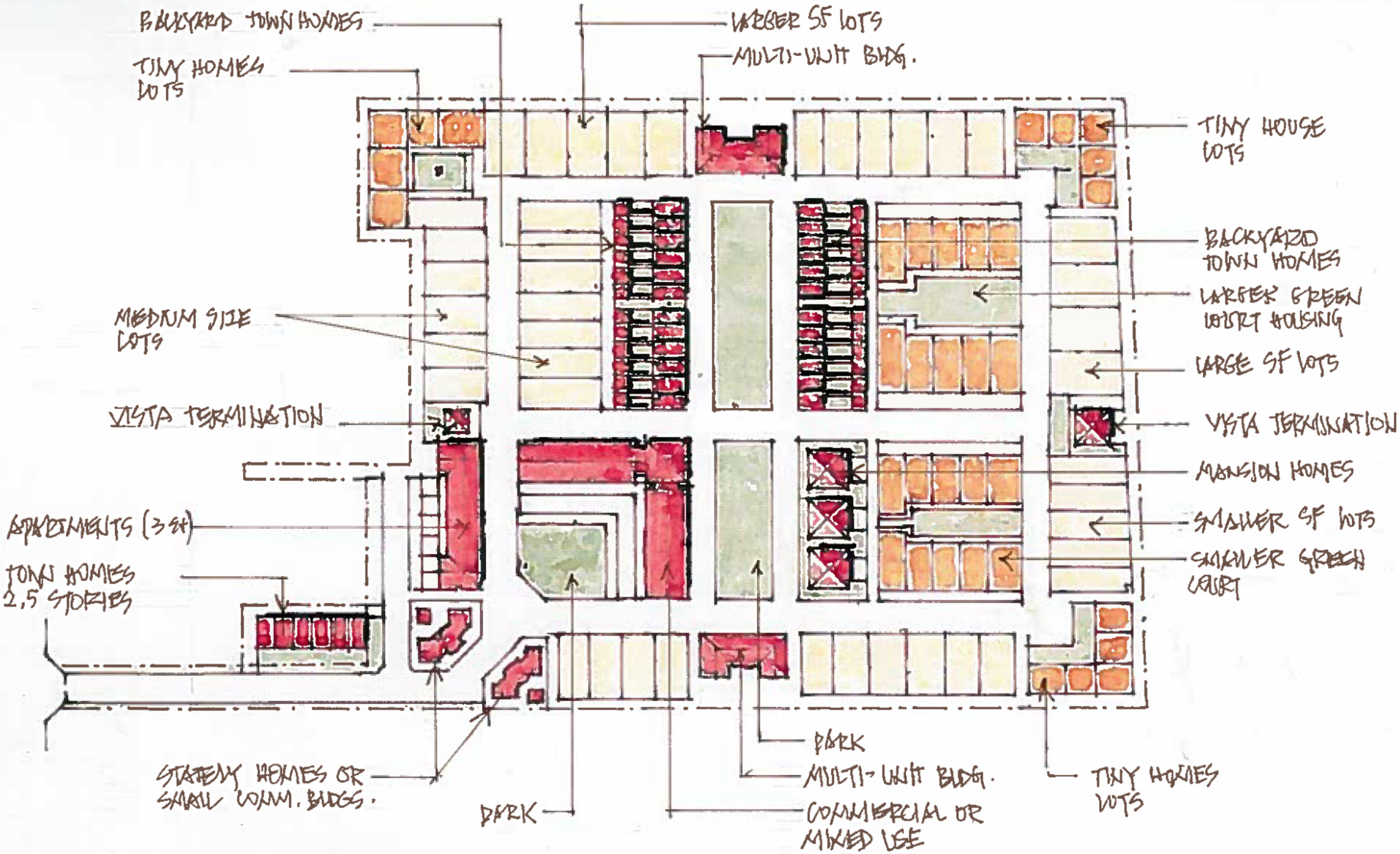


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R019549

1 inch = 100 feet

0 125 250 500



SITE #2 - 20 ACRES OFF N. MAIN STREET

1:200

MCA - 4/26/2022

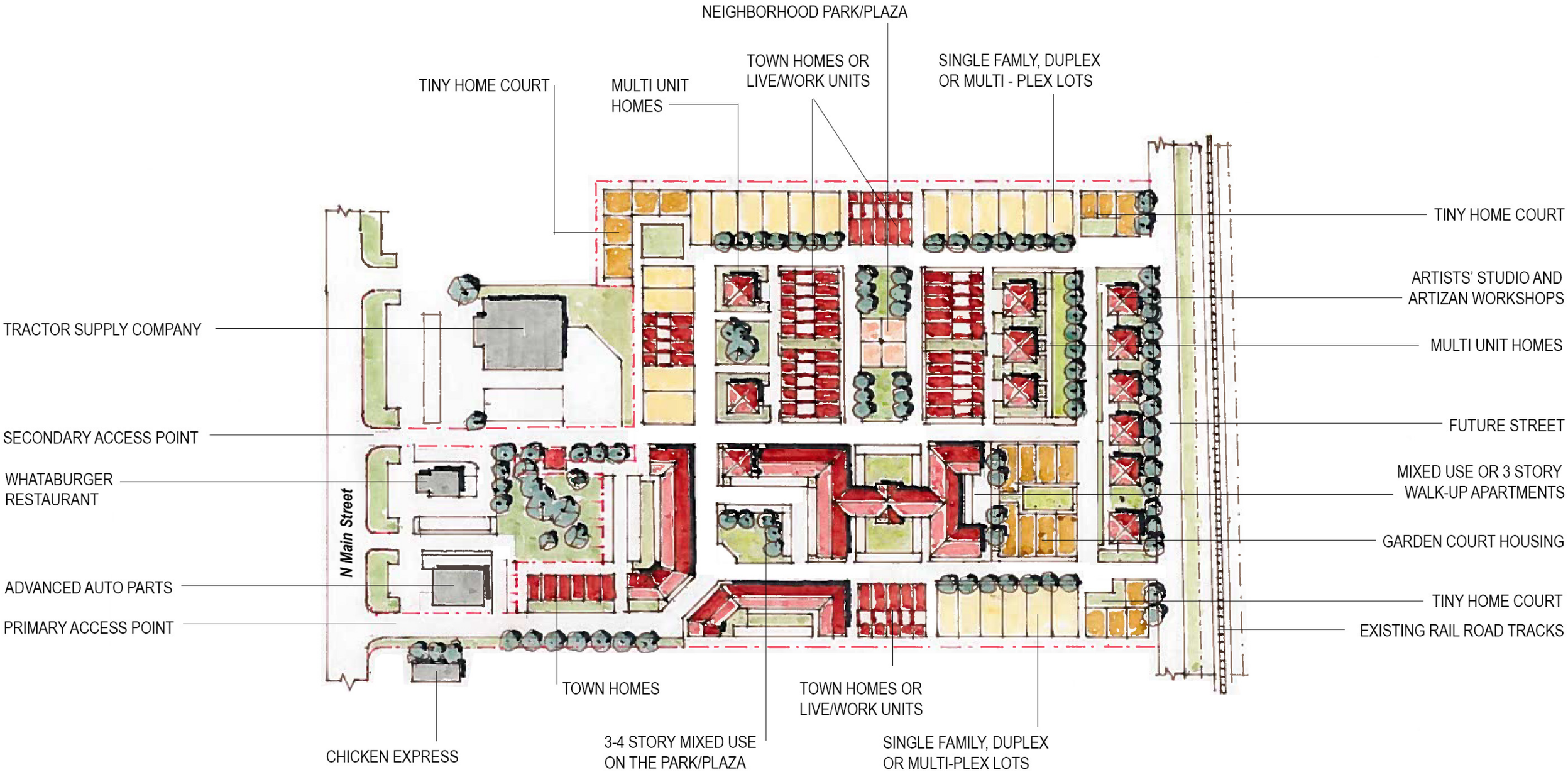
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simplecitydesign

R019549

1 inch = 100 feet

0 125 250 500 Feet



0 100 200 FT

N

20 ACRE SITE - CONCEPTUAL SITE PLAN - TAYLOR, TEXAS

Scale: 1"=200'- 0"

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N
R019660
1 Inch = 100 Feet
0
250
500
1,000 Feet



simplecitydesign

0 100 200 FT

N

100 ACRE SITE - CONCEPTUAL MASTER PLAN - TAYLOR, TEXAS

Scale: 1" = 200'- 0"

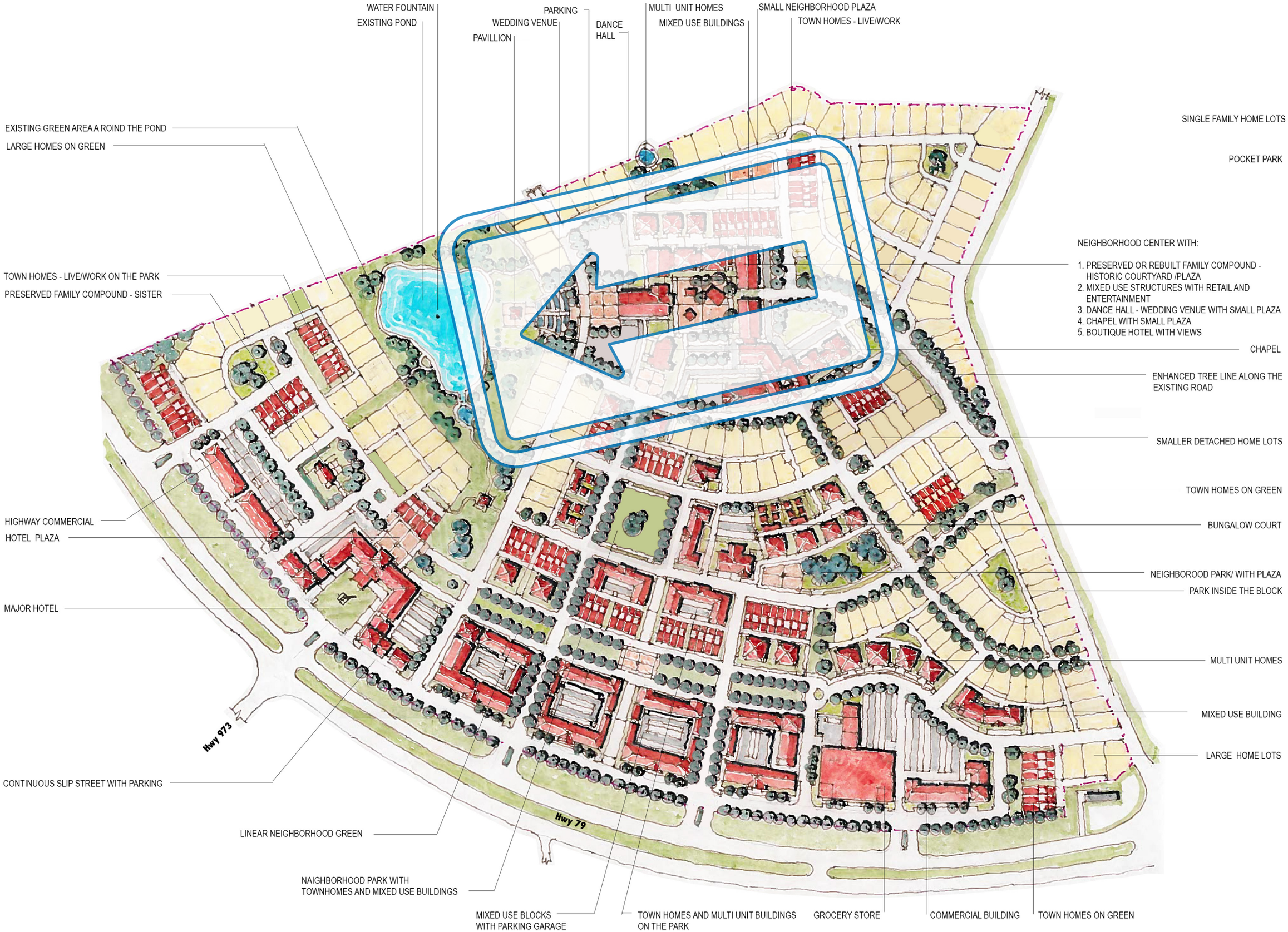




100 ACRE SITE - CONCEPTUAL MASTER PLAN - TAYLOR, TEXAS

Scale: 1" = 200'- 0"





100 ACRE SITE - CONCEPTUAL MASTER PLAN - TAYLOR, TEXAS

Scale: 1" = 200'- 0"





100 ACRE SITE - CONCEPTUAL MASTER PLAN - TAYLOR, TEXAS

Scale: 1" = 200'- 0"



CONVERSATION

POLICY DIRECTION:
FROM ZONING TO PLACE TYPES

- **Zoning** regulates land use.
- **Place Types** regulate by the intensity of places.

Currently: Building/ Land Uses, Zoning, and Parking standards determine patterns.

Proposed: Place Types, Street Types, and Building Types determine the makeup of the place.

CONVERSATION

POLICY DIRECTION:
RV PARKS

RV Parks - Multiple stalls to house temporary / permanent recreational vehicles established in a single location.

Currently: Allowed in Industrial Zoning Districts with a SUP

Proposed: Allow in P2 Rural Place Type

CONVERSATION

POLICY DIRECTION: PARKING

Parking

Parking is highly regulated in every zoning district (Restaurant = 1 space per 100 sq. Ft.)

Currently: Parking is regulated by the use rather than the building or place.

Proposed: Parking will be shaped by Place Types with refined standards and design guidelines. Parking minimums will be removed.

CONVERSATION

POLICY DIRECTION:
P3 NEIGHBORHOOD

Place Type 3 (P3) Neighborhood

Detached residential homes, Duplex and Accessory Dwelling Units (ADUs) occur in P3 Neighborhood

Currently: Single Family allowed in R1, Duplex is a separate Zoning District & ADUs are allowed with a SUP

Proposed: Detached residential, Duplexes & ADUs are included in P3 Neighborhood



CONVERSATION

POLICY DIRECTION:
P4 NEIGHBORHOOD MIX

Place Type 4 (P4) Neighborhood Mix

Attached and detached residential homes, duplexes, triplexes, fourplexes, Accessory Dwelling Units (ADUs) and house-form office /commercial occur in P4 Neighborhood Mix

Question**:** How should primary streets connecting existing neighborhoods translate?

Option 1: Translate the land use to Place Type

Option 2: Translate to P4 at the intersections and key nodes

Option 3: Allocate each primary street to the future-ready Place Type



CONVERSATION

POLICY DIRECTION:
MANUFACTURED HOUSING

Currently: Manufactured Housing (MH) is a Zoning District and manufactured houses are only permitted in the MH zoning district.

Proposed: Allow Manufactured Housing in P2 Rural, P2.5 Neighborhood Large Lot, and P3 Neighborhood Place Types

Photo: Urban.org



MANUFACTURED HOUSING

NEW HUD POLICY



MANUFACTURED HOUSING

NEW HUD POLICY

What is MH Advantage?

MH Advantage from Fannie Mae is a low down payment mortgage loan for qualifying factory-built homes that have features typical of traditional site-built single-family homes. Available through most lenders, MH Advantage can help you reach more homebuyers.



MH Advantage qualifying manufactured homes built by Deer Valley Homebuilders.

MANUFACTURED HOUSING
NEW HUD POLICY

MH ADVANTAGE ELIGIBILITY
Home Design



Home must be designed as a multi-section property (i.e., no single-wide homes)



Eaves that are 6 inches or greater



Required interior features:

- Drywall throughout the home
- Solid wood or veneered wood kitchen and bath cabinets
- Fiberglass, solid surface, acrylic, composite, porcelain/enamel-coated steel, or tile for all showers and/or tubs in the home



Roof pitch will be at a ratio of 4/12 or greater



Exterior siding composed of one or more of following—fiber cement board, hardwood siding, engineered wood siding, masonry, stone, stucco, or vinyl siding backed with oriented strand board.



Accommodate foundation with:

- Masonry perimeter wall
- HUD Permanent Foundations Guide
- Engineered foundation



Required design features:

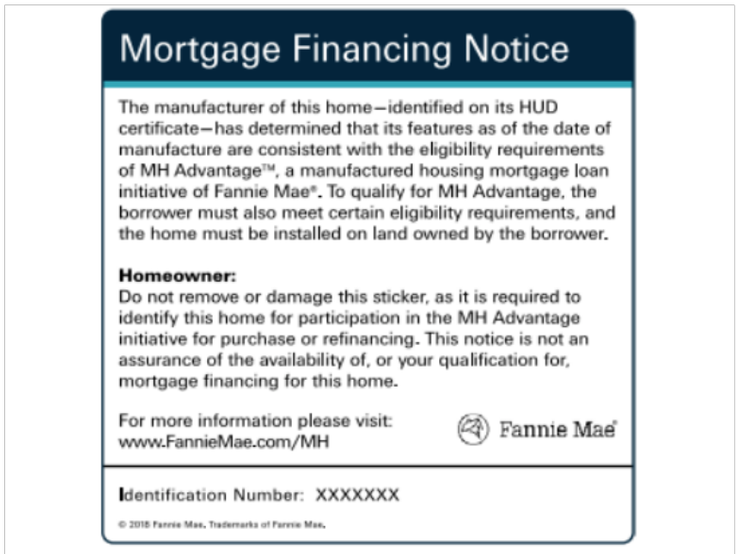
- Dormer(s) and Covered Porch
- Dormer(s) and Attached Garage/Carport
- Covered Porch & Attached Garage/Carport

MANUFACTURED HOUSING

NEW HUD POLICY

MH ADVANTAGE ELIGIBILITY

Site Installation



MH Advantage Sticker

Presentations are tools that can be used as lectures,speeches,reports,and more



Driveway Leading to Home

The driveway must consist of blacktop, pavers, bricks, concrete, cement, or gravel.



Sidewalk

A sidewalk connecting either the driveway to a door of the home; the sidewalk must consist of blacktop, pavers, flagstone, bricks, concrete, or cement.

MANUFACTURED HOUSING
NEW HUD POLICY



MH Advantage qualifying manufactured homes built by Deer Valley Homebuilders.

MH ADVANTAGE

Partners

Adventure Homes
Cavco Industries, Inc.
Clayton Homes, Inc.
Commodore Homes
Deer Valley Homebuilders, Inc.
Destiny Industries
Eagle River Homes, LLC
Franklin Homes, LLC
Hallmark Southwest
Kabco Builders, Inc.
Kit Custom HomeBuilders
Manufactured Housing Enterprises, Inc.
Oak Creek Homes, LLC
Pine Grove Homes
Ritz-Craft Custom Homes
ScotBilt Homes, Inc.
Skyline Champion Corporation
Sunshine Homes, Inc.

List as of September 18, 2020

CONVERSATION

POLICY DIRECTION:
AREA OF MINIMAL CHANGE

Restricted Growth Sector - Area of Minimal Change

How should parcels in this area be translated into Place Types?

1) Current land use translates to the closest Place Type
2) Place Type based on location and infrastructure availability
3) Current Zoning classification translates to Place Type

CONVERSATION

POLICY DIRECTION:
INFRASTRUCTURE BY PLACE TYPE

Specific standards for each place type

<u>Specific designs & standards could include:</u>

- Streets
- Stormwater management
- Utilities
- Building patterns

NEXT STEPS
ONWARD

- Code drafting will include updates from tonight and is ongoing
- Check-ins with Code Advisory Team (CAT) bi-monthly
- Draft Place Type Maps are being created and reviewed with the CAT
- The Place Type Maps will be complete in September 2022.
- The Rezoning Notice. A notice will be sent to all properties within the City Limits for a review gathering and introduction to the next steps.