

# 2016/2017 Residential Development Standards

Planning Commission - Public Hearing

April 5, 2017



# Tonight

- ▶ Overview
  - ▶ Process to date
  - ▶ March 15 draft
  - ▶ Modifications to March 15 draft
  - ▶ Next Steps

- ▶ Public Hearing



# To date

- ▶ Started in October 2016
  - ▶ 10 Planning Commission meetings
  - ▶ 3 Community meetings
  - ▶ Group meetings (Rotary, schools, realtors, building, etc)
  
- ▶ March 15 - Initial Draft of Amendments



# March 15 - Initial Draft

- ▶ Notable changes:
  - ▶ Gross floor area reduction: 45% to 40%
  - ▶ Gross floor area caps: 5,000 to 12,000 square feet, depending on zone
  - ▶ Strengthened tree protection and retention
  - ▶ Increased setbacks on wide (>90 feet) lots
  - ▶ Reduced construction hours
  - ▶ Tougher deviations and variances

# Initial Draft - Additional PC Direction

- ▶ Replace “daylight plane” with increased setbacks for new homes with a “tall wall”
- ▶ Replace lot coverage with a requirement for “soft scape”
- ▶ Clarify definition of gross floor area to include clerestory

# Next Steps

- ▶ April 19: Planning Commission review and deliberation
- ▶ May 3: Planning Commission review and deliberation
- ▶ May 8: Joint City Council / Planning Commission study session
- ▶ May 17: Planning Commission recommendation to Council
- ▶ June 5: City Council review
- ▶ June 12: City Council Public Hearing
- ▶ June 19: City Council review
- ▶ July 10: City Council adoption

# Public Hearing

- ▶ Please sign in if you would like to speak
- ▶ 3 minutes per person
  - ▶ The lights on the timer will indicate when you have 30 seconds left (yellow) and when your time is up (red)
- ▶ Begin by stating your name and address for the record
- ▶ Commissioners are here to listen and will not respond to comments
- ▶ The commission also encourages written comments:  
[residential@mercergov.org](mailto:residential@mercergov.org)