

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