

NOTE: Other revisions (height standards, mix of use requirements, density calculations, density bonus structure, etc.) proposed at the August 2018 Planning Board Work Session will be considered during the next phase of revisions.

INTENT STATEMENT

Proposed Intent Statement

The Planned Development district is established to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development under an integrated development plan that would otherwise not be possible under general district requirements. It is designed to:

1. Create new planned development districts for specialized purposes where tracts are suitable in location, area, and character for development on a unified basis;
2. Promote economical and efficient patterns of land use that are sensitive to natural features;
3. Reduce automotive traffic congestion by a reasonably close relationship between origins and destinations of persons living, working, or visiting in such development; and
4. Encourage unified developments consistent with the goals of the county's Comprehensive Plan and compatible with surrounding land uses.



Commentary:

- At the August 2018 Planning Board work session, staff proposed amending the intent statement for the PD district to emphasize that the district allows design flexibility not available in other districts and to remove language regarding district requirements for the provision of urban services and approval of a master land use plan. This intent statement reflects those changes, and the requirements removed are included in the district standards.

DIMENSIONAL REQUIREMENTS

Current Requirements

Minimum District Size	100 gross contiguous acres (common ownership or joint petition)
Maximum Building Height	80 ft. (buildings located in Urban Mixed Use, Community Mixed Use, or Employment Center place types or along collector, minor arterial, or principal arterials) 40 ft. (residential, commercial, and office and institutional structures located elsewhere)
District Periphery Building Setback	20' from district boundary
Setback from Pedestrian & Bicycle Paths	10 ft.
Setback along US and NC Numbered Highways and Major Thoroughfares	50 ft.
Building Encroachment into Proposed Thoroughfare Rights-of-Way	0 ft.
Single-Family Residential Building Separation (including accessory structures) from Other Residences	10 ft.
Multi-Family Residential Building Separation (including accessory structures) from Any Other Building	20 ft.
Land Use Mixture	30% non-residential maximum
Fringe Use Area Requirements	
Fringe Use Area Width	200 ft. when adjacent to residential uses and/or platted residential lots
Use Restrictions	Exterior 100' residential uses only Interior 100' residential uses, rights-of-way, stormwater utilities, and active recreation areas
Maximum Building Height	35 ft.
Setback	[Building Height] X 2.75 or 25 ft. (whichever is greater)

Proposed Requirements

Minimum District Size	10 gross contiguous acres (common ownership or joint petition)
Maximum Building Height	80 ft. (buildings located in Urban Mixed Use, Community Mixed Use, or Employment Center place types or along collector, minor arterial, or principal arterials) 40 ft. (residential, commercial, and office and institutional structures located elsewhere)
District Periphery Building Setback	20' from district boundary for residential uses Industrial uses must meet I-1 setbacks Commercial and office uses must meet CB setbacks
Setback from Pedestrian & Bicycle Paths	10 ft.
Setback along US and NC Numbered Highways and Major Thoroughfares	50 ft.
Building Encroachment into Proposed Thoroughfare Rights-of-Way	0 ft.
Single-Family Residential Building Separation (including accessory structures) from Other Residences	10 ft.
Multi-Family Residential Building Separation (including accessory structures) from Any Other Building	20 ft.
Land Use Mixture	30% non-residential maximum

Commentary:

- At the August 2018 Planning Board work session, staff proposed reducing the minimum district size and fringe use area requirements.
 - Reducing the size of the district minimum to 10 acres could increase the likelihood that PD will be used to create the types of mixed use developments envisioned in the Comprehensive Plan. Given the limited amount of large vacant tracts remaining in the county, the current 100 acre minimum limits the usefulness of the district.
 - The fringe use area requirement reduces the amount of a PD that can be used and is likely not needed. The same separation between commercial uses and residential uses required in other districts would provide adequate buffers in this district as well.