Garner Steering Committee Meeting #15



09/23/2021

### Progress by Article



Article (old numbering)	New Article #	Status
1. General Provisions	1	Drafted
2. Review Bodies	3	Drafted
3. Review Procedures	4	Drafted
4. Zoning	5	Drafted
5. Use Regulations	6	Drafted
6. District Development Standards	4, 5, and 8	Drafted
7.1-7.4 Landscaping Standards	10	Drafted
7.5 Signs	12	Drafted
7.6-7.7 Lighting and Access Standards 7.8 Site and Building Design Standards	10 9	Drafted
8. Subdivision Standards	8	Drafted
X. Environmental	11	Drafted
9. Nonconformities	2	Drafted
10. Enforcement	7	Drafted
11. Definitions	13	Drafted



CONDITIONAL ZONINGS AND SPECIAL USE PERMITS

#### Conditional Zonings and Special Use Permits



Reduced instances of SUPs in the Table of Permitted Uses

Increased thresholds for when SUPs are required

Affects CZs because of reduced SUP instances in the TOPU

#### Special Use Permit thresholds

B. Applicability

In addition to the other special uses listed in the use table in Article <u>56</u>, <u>General Development StandardsUse Regulations</u>, the following development types have significant city-wide impacts and require special use permits:

- Any nonresidential or mixed-use development encompassing 100,000250,000 or more square feet of gross floor area.
- 2. Any single-family residential subdivision of 200-500 or more lots.
- 3. Any multifamily residential development of <u>100-300</u> or more units.

PARKING STANDARDS





Reduced requirement for higher intensity districts where more walking and transit is anticipated

Parking rates established as a low "floor", so that owners can respond better to market pressures

**Electric vehicle charging** 

TREE PRESERVATION AND COMPATIBILITY BUFFERING

#### Compatibility Buffering



Buffers
A: Fewer plantings

B

C

D: Opaque, more

plantings

		Adjacent Base District									
		Minimum Buffer Width (feet) and Type									
	Subject Property	RA, R2	R4	R8, MF-1	MF-2	RMH	NC	TBD, AC	CMU	ш	н
Base District	RA, R2	15A	25B	25B	25C	25B	25A	25D	25C	25C	15D
	R4	25B	15A	25C	15D	25C	25B	35D	15D	15D	25D
	R8, MF-1	35B	45C	15A	15B	35A	25B	25C	15B	15B	15C
	MF-2	45C	45D	25B	15A	35B	25C	25B	15A	15A	15B
	RMH	35B	35C	35A	25B	15A	15B	45C	25B	25B	25C
	NC	25A	35B	15B	15C	25B	15A	15D	15C	15C	15D
	TBD, AC	25D	35D	15C	15B	25C	15D	0	15B	15B	25A
	CMU	45C	55D	35B	25A	35B	35C	15B	15A	15A	15B
	u	45C	55D	35B	25A	35B	45C	25B	25A	15A	25B
	н	55D	65D	55C	45B	55C	55D	55A	35B	35B	25A

TREE PRESERVATION

#### Tree Canopy Preservation

Garner Forward Unified Development Ordinance Update

- G. Tree Canopy Preservation Requirements
  - 1. For residential development:

Preserved Tree Cover Area	Replacement Tree Cover Area	Minimum Total Tree Cover Area
<del>12<u>14</u>%</del>	Plus 0% equals	<del>12</del> 14%
<u>\$10</u> .5%	Plus 4% equals	<del>12.5</del> 14.5%
<del>5</del> <u>7</u> %	Plus 8% equals	<del>13</del> 15%
4 <u>3</u> .5%	Plus 12% equals	<del>13.5</del> 15.5 <mark>%</mark>
0%	Plus <u>1416</u> % equals	<del>14<u>16</u>%</del>

2. For nonresidential development:

Preserved Tree Cover Area	Replacement Tree Cover Area	Minimum Total Tree Cover Area
<del>10</del> 12%	Plus 0% equals	<del>10</del> 12%
<del>7.5</del> 9%	Plus <u>3.5</u> % equals	<del>10.5</del> 12.5%
5 <u>6</u> %	Plus <u>€7</u> % equals	<del>11<u>13</u>%</del>
<del>2.5</del> <u>3</u> %	Plus 10.59% equals	<del>11.5</del> 13.5 <mark>%</mark>
0%	Plus <del>12<u>14</u>% equals</del>	<del>12<u>14</u>%</del>

#### DEFINITIONS

(REVIEW DOCUMENT STRUCTURE)

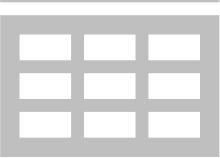
# Next Steps

#### Upcoming Meetings

This is the last Steering Committee meeting (good work!)

- Planning Commission/Town Council Update: 09/28/21
- Planning Commission/Town Council Review: TBD, est. Nov. or Dec. 2021
- Public Info Session / Filming: TBD, est. Nov. or Dec. 2021
- Planning Commission and Council review and adoption hearings: *tentatively for February April, 2022*







### Thank you (You have been a great steering committee!)

PROJECT WEBPAGE: <u>WWW.GARNERNC.GOV/DEPARTMENTS/PLANNING/GARNER-</u> <u>FORWARD/UDO-RE-WRITE-PROJECT</u>

