

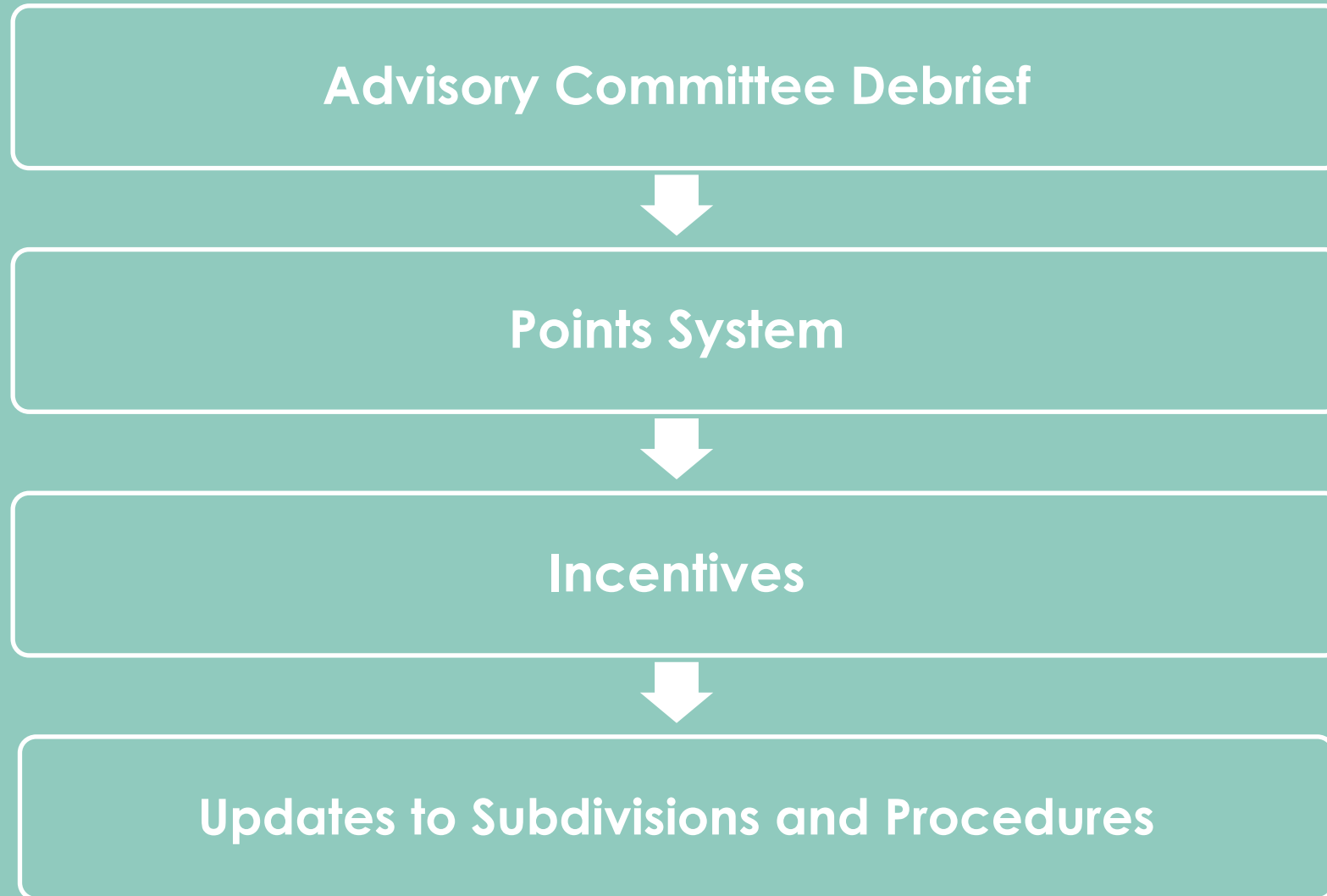


Development Code Update

Points, Incentives, and Procedures

*Workshop
May 9, 2024*

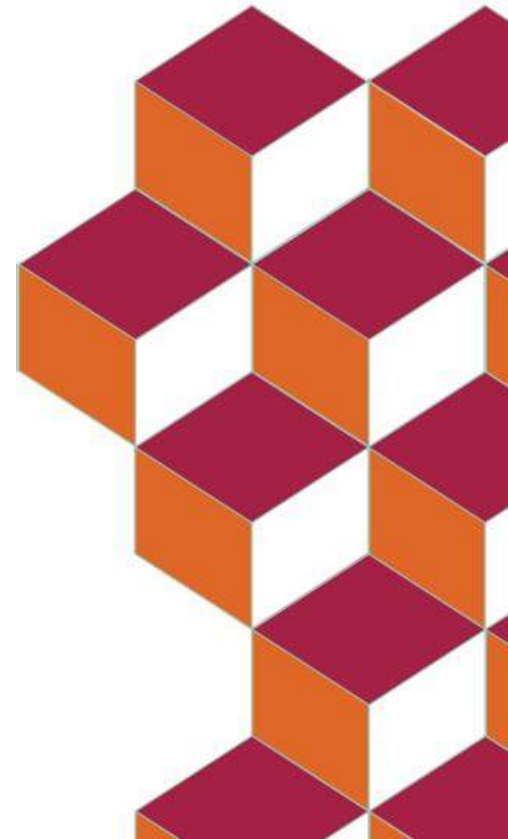
Overview



Advisory Committee Debrief



**What did we learn from our
discussion just now?**



Points System



Points System

Development Standards Points Classification Matrix											
Key	* = standard can apply to both a residential development or nonresidential development - = not applicable RS = non-multi-family residential development NR = nonresidential development (including mixed-use and multi-family developments) 2 = minimum requirement met 4 = low-tier enhancement provided 6 = mid-tier enhancement provided 10 = top-tier enhancement provided R = Rural Context Area S = Suburban Context Area U = Urban Context Area C = Corridor Context Area										
Development Standard	Requirements & Enhancements	Standard ↓	Context Area →	R		S		U		C	
			Development Type →	RS	NR	RS	NR	RS	NR	RS	NR
Dimensional Regulations	Requirement	Minimum Standards (see Section ***)		2	2	2	2	2	2	2	2
	Enhancement	Story <u>stepback</u> (for buildings > 3 stories)		-	-	-	6	-	4	-	4
Off-Street Parking	Requirement	Minimum Standards (see Section ***)		2	2	2	2	2	2	2	2
	Enhancement	Parking Study		-	-	-	4	-	6	-	6
		Bicycle Parking Facilities		-	-	-	6	-	6	-	6
		Structured Parking		-	-	-	10	-	10	-	10
		Permeable Pavement*		6	6	6	6	10	6	-	6
		EV Parking Space + Charging Station*		6	6	6	6	6	6	-	6
		Use of Public Parking/On-Street Parking*		-	-	4	4	4	10	-	4
		Joint Parking Facilities		-	4	-	6	-	6	-	6
Loading	Requirement	Minimum Standards (see Section ***)		2	2	2	2	2	2	2	2
	Enhancement	Screened by wall or landscaping		-	4	-	4	-	4	-	6
		Bollard Buffered (maximum spacing 1 for each 4 feet)		-	6	-	6	-	4	-	6
Landscaping	Requirement	Minimum Standards (see Section ***)		2	2	2	2	2	2	2	2
	Enhancement	10' - 19.99' wide landscape buffer		-	4	-	4	-	-	-	4
		20' - 24.99' wide landscape buffer		-	6	-	6	-	-	-	6
		25' + wide landscape buffer		-	10	-	10	-	-	-	10
		Parking row shrubs		-	4	-	6	-	4	-	6
		Tree species diversity*		4	4	4	4	4	6	-	6
		Shrub species diversity*		4	4	4	4	4	6	-	6
		Xeriscaping*		4	6	4	6	6	6	-	6
		More than 2 trees on-site		4	-	6	-	4	-	-	-

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Development Standard	Requirements & Enhancements	Standard ↓	Context Area → Development Type →	R		S		U		C	
				RS	NR	RS	NR	RS	NR	RS	NR

Screening, Fencing, and Walls	Requirement	Minimum Standards (see Section ***)	2	2	2	2	2	2	2	2	2
	Enhancement	Vine Covered Screening Wall	-	4	-	6	-	4	-	6	-
		Screening Wall + Shrubs	-	6	-	4	-	4	-	6	-
Architectural Standards	Requirement	Minimum Standards (see Section ***)	2	2	2	2	2	2	2	2	2
	Enhancement	Weather protection features for internal pedestrian walkways	-	4	-	6	-	6	-	6	-
		Ground floor minimum transparency of 30%	-	4	-	4	-	6	-	6	-
		Upper floor minimum transparency of 15%	-	4	-	4	-	6	-	6	-
		Multiple public entrances	-	4	-	6	-	6	-	6	-
		50% window coverage on the ground floor	-	4	-	6	-	10	-	6	-
		25% window coverage on upper floors	-	4	-	6	-	10	-	6	-
		Permanent outdoor dining space with furniture	-	4	-	6	-	10	-	6	-
		Minimum upper floor balcony of 25 sf*	4	4	4	6	4	6	-	6	-
		Preferred Building Materials	6	-	10	-	10	-	-	-	-
		Minimum porch of 75 sf	6	-	6	-	6	-	-	-	-
		At least four facade articulation techniques from the following list: • A base course or plinth course; • Banding, moldings, or stringcourses; • Quoins; • Oriels; • Cornices; • Arches; • Balconies; • Brackets; • Shutters; • Keystones; • Dormers; or • Louvers as part of the exterior wall construction	10	-	10	-	10	-	-	-	-
		Minimum stoop of 50 sf	6	-	6	-	6	-	-	-	-
		Carriage Style Garage	6	-	6	-	-	-	-	-	-

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Development Standard	Requirements & Enhancements	Standard ↓	Context Area →	R		S		U		C	
			Development Type →	RS	NR	RS	NR	RS	NR	RS	NR
Outdoor Lighting	Requirement	Minimum Standards (see Section ***)		2	2	2	2	2	2	2	2
	Enhancement	Preferred light fixtures		-	6	-	6	-	6	-	6
		Solar Lighting Used		4	-	4	-	6	-	-	-
		All Fully-Shielded Lights		4	-	4	-	6	-	-	-
Trash	Requirement	Minimum Standards (see Section ***)		2	2	2	2	2	2	2	2
	Enhancement	Vine Covered Dumpster Enclosures		-	4	-	6	-	4	-	6
		Dumpster Enclosure Perimeter Shrubs		-	4	-	6	-	4	-	6
		Joint Refuse Facilities		-	4	-	4	-	6	-	4
Performance Standards	Requirement	Minimum Standards (see Section ***)		2	2	2	2	2	2	2	2
Infill Development	Requirement	Minimum Standards (see Section ***)		2	2	2	2	2	2	2	2
	Enhancement	Architectural Design Compatibility		6	-	10	-	10	-	10	-
		Building Materials Compatibility		6	-	10	-	10	-	10	-
LID	Enhancement	Green Roof*		6	6	10	10	10	10	10	10
		Rain Garden*		6	10	10	10	10	10	10	10
		Rain Harvesting Cistern*		10	10	10	10	10	10	10	10
		Parking lot bioswale		-	10	-	10	-	10	-	10
Points Summary	18 - 36 points = Site Plan (Minimum Requirements Provided) = Planning Commission Approval 36+ points = Site Plan (Enhancements Provided) = Staff Approval										

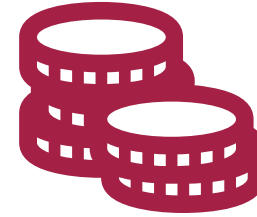
Incentives



Incentive Examples



Administrative Approvals



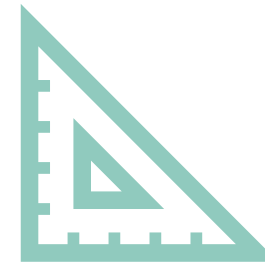
Fee Reductions



Expedited Permitting



Density Bonuses



Dimensional Flexibility



Recognition or Awards



Administrative Approvals

For Applicants

Makes Edmond an even more attractive market

Hastens development process

Reduces exposure to referendums

For Staff and Elected Officials

Leverages Staff expertise

Increases PC resources for complex discretionary issues

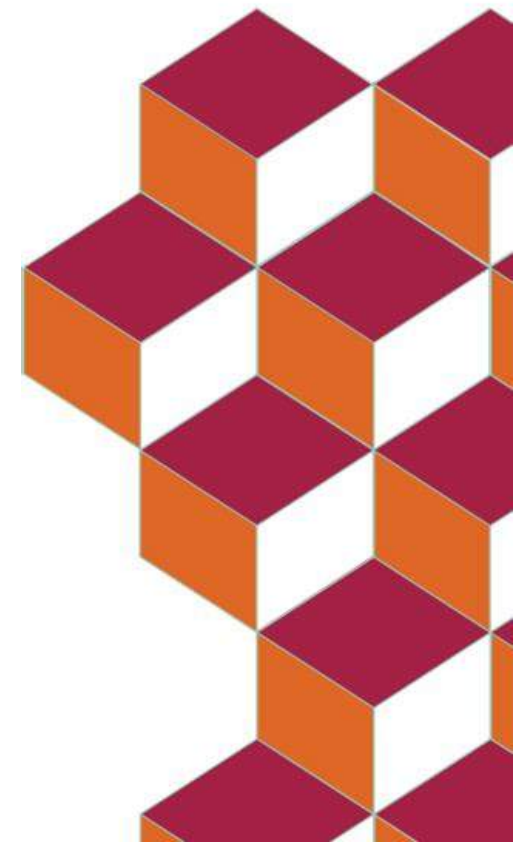
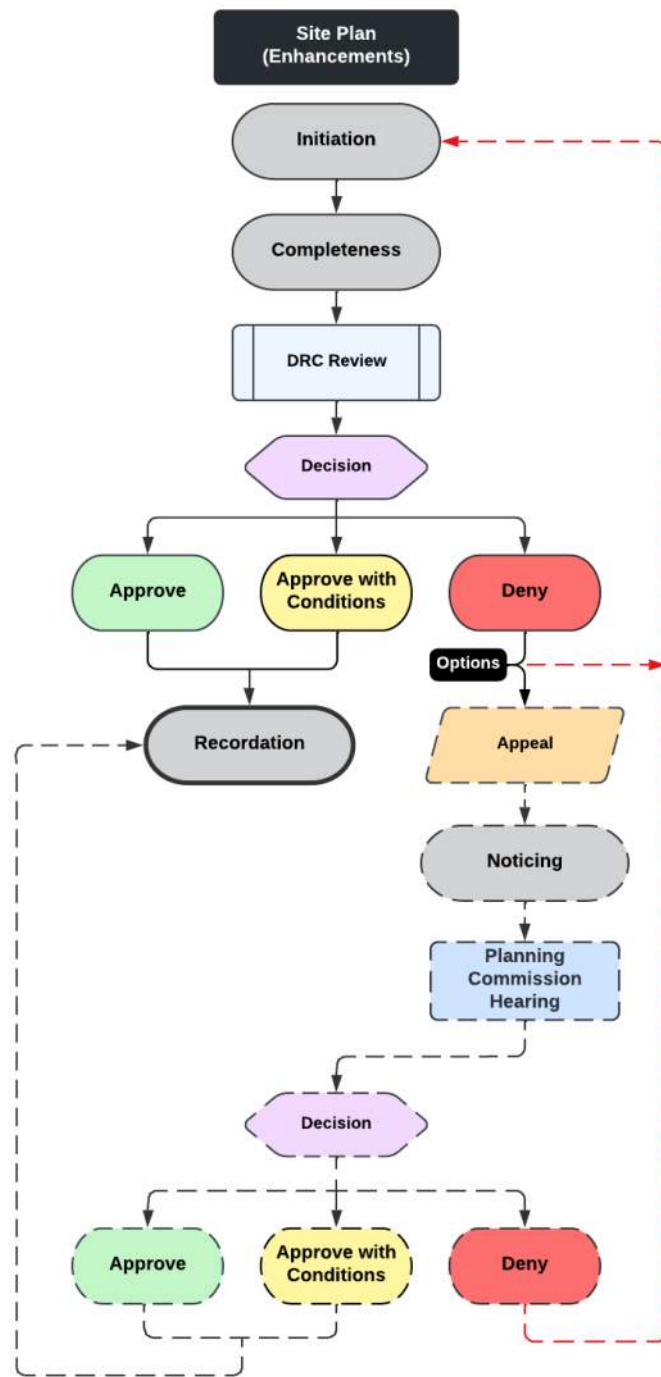
Aligns administrative and applicant priorities

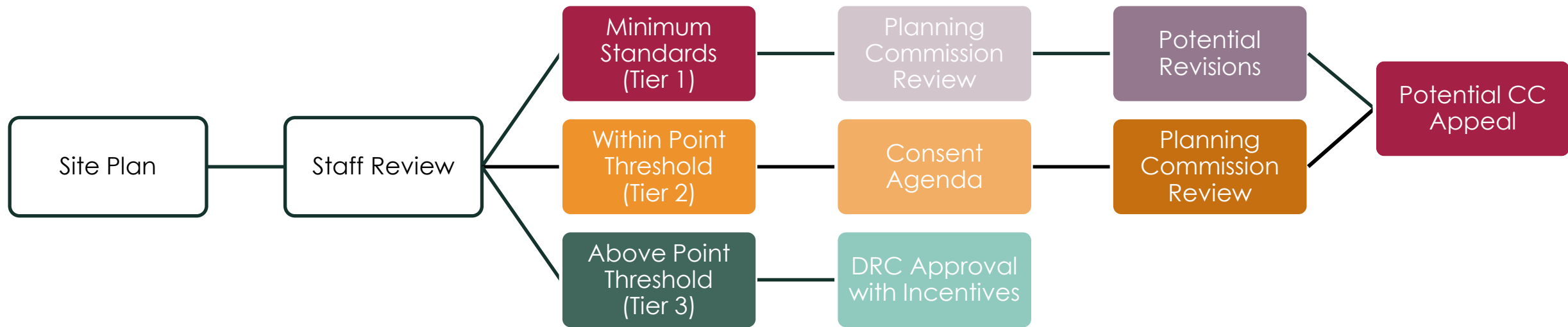
For Edmond

Attracts very high-quality development

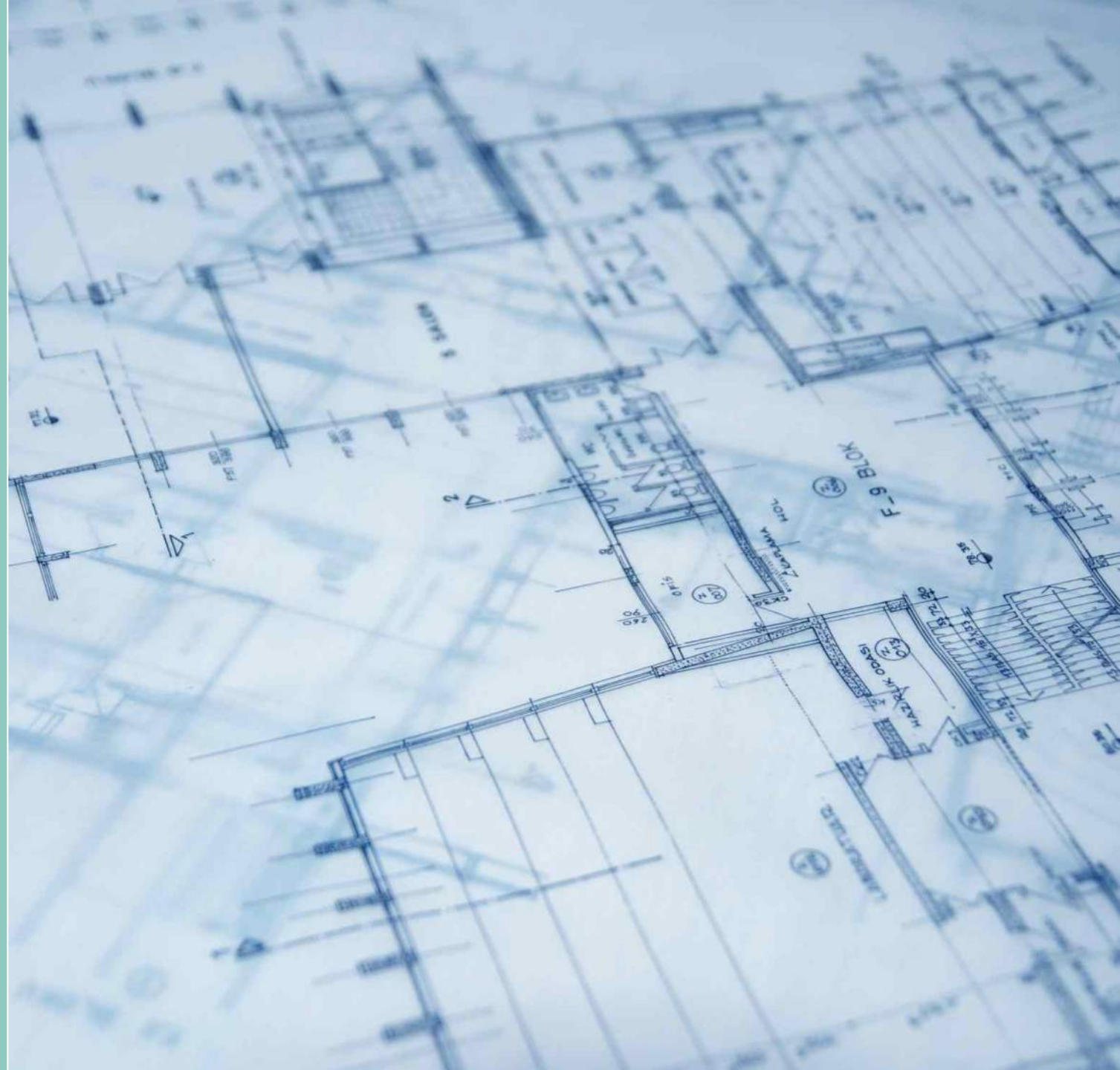
Enhances livability

Promotes fiscal responsibility and secures city services





Update: Subdivisions and Procedures



Should/May



Shall/Must

Definitions



Housed in
Definitions
Section

Public Facilities
Design
Requirements



To be housed
in Engineering
Standards

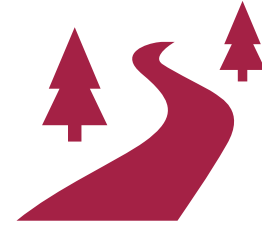
What's New?



**Tree preservation
required for all
development sizes**



**Conservation
Subdivision based
on Durham, NC**



**Mandatory trail
dedications;
sidewalks required
for most
developments**



**Updates to plat
approval authorities
and procedures**

What's Next?

Complete Development Standards and Procedures incorporating today's AC input

Drafting of a TDR program

Setting up for the Downtown deep dive



Thank you!

