STAFF REPORT
Town of Knightdale

To:	Mayor and Town Council	Budget Amendment - #BA
From:	Chris Hills, Planning Director	Planning Director Signature -- CAH
Subject:	Water Allocation Policy Amendment	Town Manager Signature –
Date:	May 19, 2010	

REPORT

SEE ATTACHED

REPORT RECOMMENDED ACTION

Motion to approve ORD# 10-05-19-001 governing the allocation of municipal water supplies within the Town of Knightdale and its extraterritorial jurisdiction.

TOWN OF KNIGHTDALE
PLANNING DEPARTMENT
www.knightdalenc.gov
950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2241
(f) 919.217.2249

Water Allocation Policy Amendment

Amendment #1

REPORT TO THE TOWN COUNCIL
PUBLIC HEARING: May 3, 2010
LURB MEETING: May 10, 2010
COUNCIL MEETING: May 19, 2010

Prepared by the Knightdale Planning Department

I. REQUEST AND BACKGROUND

The Water Allocation Policy (WAP) was initially adopted by the Knightdale Town Council on April 16, 2008. Since that time, approximately six commercial projects and one residential project have utilized the WAP to gain water allocation from the Town of Knightdale. Each of the projects that gained water allocation were able to do so with relative ease based upon their site design, which caused the staff and the Planning and Engineering (P&E) Committee to investigate the point thresholds established in the WAP.

The WAP amendments as proposed by staff and the P&E Committee are designed to ensure that each potential development project proposed in Town is worthy of Town water by requiring all residential projects and several categories of non-residential projects to invest in public and private infrastructure that will keep our citizens safer, will further protect our water quality, and provide active areas for our citizens to recreate. Proposed amendments are highlighted in the revised WAP attached to this document.

Major amendments to the Plan include the following:

1. Extend the point threshold for gaining water allocation from 45 points to 50 points for all projects.
2. Several Non-Residential categories that once automatically qualified for water such as housing services for the elderly, mixture of use developments, hotels, retail centers, single use office/retail, and warehouses will now gain 41 base points, thereby needing 9 bonus points.
3. All residential projects will now have to include bonus points.
4. The Bonus Points have been split into four categories, with each development project having to spread bonus points among the different categories. This will ensure that each project invests in public improvements that are not just the most economical to undertake.

II. PUBLIC HEARING SUMMARY

No members of the public spoke at the public hearing. Comments from the Town Council included the following:

1. The bonus points for the LEED Certification should be tiered in a similar manner to the LEED Certification itself. (This item has been addressed in the revised WAP.)
2. There should be bonus points given to redevelopment in brownfield/change of use projects. (This item has been addressed in the revised WAP)
3. There should be a definition and review process for the public art bonus option to ensure acceptable art. (This item has been addressed by referencing Town Council Approval for Gateway Structures and TRC Approval for public art/roadside plantings.)

III. LURB MEETING SUMMARY

The LURB voted unanimously to recommend approval of the Water Allocation Policy Amendment with the following conditions:

1. To re-insert the irrigation policy initially proposed by the Planning and Engineering Committee that would eliminate water allocation for irrigation purposes for all non-single family uses. (Not included in this revised WAP. See page 10 for information concerning the proposed allocation policy for irrigation purposes.)
2. To increase the base points awarded for the Change of Use category from 45 points to 50 points. (Included in the revised WAP page 15)
3. To refine the definition for Housing Services for the Elderly. (Included in the revised WAP page 16)
4. To re-order the Housing Type categories so that they appear sequentially in this document. (Included in revised WAP pages 17-25)
5. To clarify the expectations of Roadway Widening for bonus points to now state Construction of the Ultimate Cross Section as identified by the UDO. (Included in the revised WAP page 28)
6. To amend the bonus point categories for Abatement of Non-Conformities to be awarded based on complexity of the abatement. (Included in revised WAP page 28)
7. To amend the bonus point calculations for Conservation of Natural Habitat to be calculated at one bonus point per acre conserved up to ten bonus points. (Included in the revised WAP page 29)
8. To tier the bonus points associated with the LEED Certification categories. (Included in the revised WAP page 29)
9. To amend the first gateway bonus category to include the preservation of existing vegetation or structures. (Included in the revised WAP page 30)

IV. PLANNING DEPARTMENT RECOMMENDATION

The Planning Department recommends approval of ORD# 10-05-19-001 governing the allocation of municipal water supplies within the Town of Knightdale and its extraterritorial jurisdiction.

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PLANNING DEPARTMENT

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MUNICIPAL WATER ALLOCATION POLICY ORDINANCE
Ordinance #10-05-19-001

AN ORDINANCE GOVERNING THE ALLOCATION OF MUNICIPAL WATER SUPPLIES WITHIN THE TOWN OF KNIGHTDALE AND ITS EXTRATERRITORIAL JURISDICTION.

WHEREAS, drinking water supplies throughout the greater City of Raleigh distribution system are finite, subject to disruption by drought and/or other calamity, and the Town of Knightdale's allocation is contractually limited; and

WHEREAS, Knightdale's municipal water capacity is a valuable resource that must be conserved and apportioned to new development projects that promote the Town's policy of insuring a diversified tax base and housing supply; and

WHEREAS, Knightdale's municipal water capacity and distribution system is essential for providing fire protection and other essential government services throughout Knightdale's jurisdiction; and

WHEREAS, a balanced tax base consisting of commercial and industrial buildings as well as a variety of sizes and types of residential dwellings is necessary to sustain Knightdale's growing population; and

WHEREAS, the Knightdale Town staff, the Land Use Review Board and the Town Council, following advertised public hearings, have given a great deal of thought and study as to how best to utilize its water allocation and supply to benefit current and future citizens.

NOW, THEREFORE, in order to preserve and enhance property values, manage its limited water supply as a vital natural resource, provide for fire protection and other essential public services, promote economic development and incentivize smart growth practices, the Knightdale Town Council ordains that the Town's potable water capacity shall hereafter be allocated according to the Water Allocation Policy dated May 19, 2010, attached hereto and incorporated herein by reference as Exhibit A.

The goals and procedures contained in the policy shall be reviewed in May of each year and, when appropriate and following public hearing, readjusted by the Town Council. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

This Ordinance shall become effective immediately upon adoption on all development proposals submitted after May 19, 2010.

Adopted this the 19th day of May 2010.

_____
Russell B. Killen, Mayor

Attest and Seal

_____
Suzanne M. Yeatts, Town Clerk

TOWN OF KNIGHTDALE MUNICIPAL WATER ALLOCATION POLICY

Statement of Purpose

Drinking water supplies throughout the greater City of Raleigh distribution system are finite, subject to disruption by drought and/or other calamity and Knightdale's allocation is contractually limited. The Town staff, the Land Use Review Board and the Town Council have given a great deal of thought and study as to how best to utilize this valuable resource to benefit current and future citizens.

Knightdale's municipal water capacity is a valuable resource that must be conserved and apportioned to new development projects that promote the Town's policy of insuring a diversified tax base and housing supply. Such an allocation policy will tend to promote diversity of housing available to a wide cross section of citizens of diverse socio-economic backgrounds and promote economic viability and sustainability by providing for retail and other commercial development within the Knightdale community.

The local government expense of providing fire and police protection, schools, parks, social services, water and sewage systems and other essential public services to residential neighborhoods is generally greater than the ad valorem tax revenue generated by such neighborhoods. On the other hand, the cost of providing services to commercial and industrial development is generally less than the tax revenue accruing to the local government. Recent studies of five North Carolina counties (including Wake) by the American Farmland Trust reveal that the cost of local government services provided to Wake County residential property owners is $1.54 for each dollar of ad valorem tax revenue received, while the cost of providing services to Commercial/Industrial properties is only $.18 for each dollar of

revenue. Having a predominantly residential tax base would require the Town of Knightdale over time to assess a higher tax levy to raise funds to provide essential services or to reduce the level of public services provided. This is one reason among many why local governments including Knightdale strive to achieve a balance of both residential and non residential growth.

Knightdale's historical development pattern has been predominantly residential leading to a current tax base of ~~74%~~ 64% residential and ~~26%~~ 36% commercial/industrial. The Knightdale council believes that it is fiscally responsible and otherwise in the public interest to promote and encourage non residential development in the jurisdiction as an alternative to residential development until a ratio between the two closer to what exists in other communities in the County is achieved. A goal of achieving a tax base of 60% residential and 40% commercial/industrial is hereby established.

The Knightdale Council also believes that encouraging construction of dwellings in Knightdale of an appraised tax value approaching averages found in other communities across the County will also reduce the ad valorem tax deficiencies described above. The historical pattern of residential development in Knightdale has been of a type commonly known as "starter homes," dwellings of limited size constructed using materials, standards and designs resulting in an appraised tax value of less than seen elsewhere in the area. Of the current Knightdale residential tax base, 71.8% of the dwellings are of limited tax value when compared to homes across Wake County as a whole and within other nearby communities such as Apex, Wake Forest and Holly Springs.

The Knightdale Town Council fears that if homes of limited value continue to predominate development in Knightdale, the limited water supply will be used up before higher valued homes or non-residential development becomes otherwise economically feasible. This would mean that Knightdale residents

would have to travel outside the community for jobs or essential services and/or move to other areas to purchase a larger home or a home with increased amenities to serve their growing family. Communities without a wide variety of housing type and style also put pressure on the Wake County Public School System which remains committed to having students of a wide range of socio-economic backgrounds attend each local school.

In order to preserve and enhance property values, manage its limited water supply as a vital natural resource, promote economic development and incentivize smart growth practices, the allocation of Knightdale's potable water capacity shall hereafter be in accordance with this policy. The goals and procedures contained in the policy shall be reviewed in May of each year and when appropriate readjusted by the Town Council. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

Introduction

All existing parcels of real property within the corporate limits of Knightdale, regardless of proposed acreage, shape or location as of the adoption of this ordinance are entitled to 250 gallons per day of water allocation to build and sustain a single family or a limited business or commercial use. No additional water allocation will be awarded for proposed development except in accordance with the requirements of this policy.

Upon receiving a new development proposal requesting water capacity, the Planning Staff shall direct the Developer/Applicant to demonstrate the project's qualifications. A Developer/Applicant shall state on the appropriate application, and stipulate within an approved Utility Allocation Agreement, the use or

uses proposed to be built as part of the project along with the construction design and materials. Town action on the request will be deferred until the application is complete and the requested information has been provided.

Key Assumptions:

This policy allocates municipal water in gallons per day for new development proposals, master plans, site plans, building plans and/or structures seeking construction approval. Each phase of a phased development must comply with the terms and development schedule of an approved Utility Allocation Agreement before the next phase can begin or the development risks loss of previously reserved allocation.

Previously dedicated but unused allocation can be reclaimed by the Town Council for (1) the lack of compliance with any existing Utility Allocation or Developer's Agreement; (2) violation of applicable town policy provision, ordinance standard, condition of approval; (3) violation of federal or state regulation; or (4) other good cause.

All projects considered for water allocation must provide a wastewater system connection with adequate receiving capacity, as determined by the Wake County Health Department and/or City of Raleigh Public Utilities Department and approved by the Town of Knightdale Town Manager. All proposed projects must be within the existing corporate limits or have filed a valid and complete petition for Voluntary Annexation.

All proposed projects under consideration must have a complete application submitted for the appropriate Master Plan, Subdivision, Site Plan, Special Use Permit, Conditional District or Zoning Compliance Permit, Building Permit or any other necessary approval.

All projects are subject to a Utility Allocation or Developer's Agreement approved by the Town Council. If the Developer/Applicant fails to meet all terms of that agreement the unused allocation will be reclaimed, no new building permits will be issued, and no new connections to the water or wastewater systems will be permitted. Active building permits will have certificates of occupancy held until mitigating measures are agreed to by all parties.

Projects with proven vested rights upon adoption of this ordinance will be permitted to finish their projects as previously approved.

Water Allocation Process:

Proposed projects shall complete the WATER ALLOCATION WORKSHEET according to its instructions to determine the total number of points achieved.

Qualification for water allocation is judged by: the level of developer investment, anticipated increases in the Town's ad valorem tax base, construction and dedication of public infrastructure, provision of employment opportunities for Knightdale citizens, provisions of diversified housing stock, preservation of open space, protection of existing tree canopy, conservation of existing habitat and the provision of recreational amenities for current or future Knightdale residents.

Projects must be awarded ~~45~~ 50 POINTS or more to merit water allocation.

Points are awarded in two categories, BASE POINTS and BONUS POINTS. Development proposals must earn at least 30 BASE POINTS in order to apply BONUS POINTS to their total. BONUS POINTS are broken down into four categories.

1. Non-Conformity Abatement and Public Infrastructure Improvements.

2. Green Development Standards

3. Gateway and Transit Improvements.

4. Amenities (Only for Projects with Residential Components).

Unless a project can gain all necessary BONUS POINTS from a single improvement identified in the approved list, improvements must be made from at least two of the categories of BONUS POINTS.

A developer/applicant who has secured allocation according to this policy and hasn't progressed in construction plan approval, building permit approval, or on-site construction for a period of 12 months will lose the award of allocation without benefit.

Public water may be utilized for irrigation purposes so long as the Primary Use associated with the site has previously gained water allocation through the Town.

This policy shall be reviewed in May of each year and, when appropriate, readjusted by the Town Council. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

Appeals of any provision of this ordinance shall be decided upon by the Town Council upon receiving a recommendation from the Land Use Review Board.

Ultimate Development Goals for the Full Build-out of Knightdale:

These development goals apply to the entire, future Knightdale jurisdiction including the ETJ, Short-range and long-range urban service areas.

60%-40% ratio of residential to non-residential tax values.

Upon Adoption-April 2008
76% Residential - 24% Non-Residential

Residential Housing Percentage Breakdown SFD:TH:MF – 75%:10%:15%

Upon Adoption-April 2008
86% - 4% - 10%

Residential SFD Type Breakdown I:II:III:IV – 10%:30%:30%:30%

Upon Adoption-April 2008

SFD	Type I	– 97 homes	--1.6%
	Type II	– 448 homes	--7.3%
	Type III	– 1187 homes	--19.3%
	Type IV	– 4411 homes	--71.8%

Residential TH Type Breakdown V:VI:VII:VIII – 10%:30%:30%:30%

Upon Adoption-April 2008

TH	Type V	-- zero	--0%
	Type VI	-- zero	--0%
	Type VII	--4 TH	--1.4%
	Type VII	--289 TH	--98.6%

Residential MF Type Breakdown IX:X – 80%:20%

Upon Adoption-April 2008

MF	Type IX	-- 0	--0%
	Type X	-- 764	--100%

List of Preferred Land Uses and Required Characteristics:

Uses listed below have been determined to be the most desirable and important uses for the Town of Knightdale in order to promote and maintain economic and housing diversity. Only projects that completely meet the stated performance characteristics will be considered for water allocation.

Business Office/Professional Services Center – 70 Base Points

Qualifying projects must exceed 100,000 square feet of heated floor space and create at least 150 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services.

Finance and Insurance Center – 70 Base Points

Finance and insurance establishments in this category exceed 100,000 square feet of heated floor space and create at least 150 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees engage in financial transactions that create, liquidate, or change ownership of financial assets. They also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing and data processing establishments.

Manufacturing/Industrial Employment Center – 70 Base Points

Manufacturing or Industrial establishments in this category exceed 200,000 square feet of floor space located in plants, factories, or mills and employ power-driven machines and materials-handling equipment. They may also employ workers who assemble or create new products by hand, without the characteristic machinery-intensive enterprise. Many manufacturing establishments process products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments. Most manufacturing establishments have some form of captive services (e.g., research and development, and administrative operations, such as accounting, payroll, or management) in conjunction on-site.

Public Safety – 60 Base Points

This category comprises government-owned establishments providing fire and rescue, police, and emergency response services. Examples include Fire Stations, Police sub-stations, and EMS.

Governmental Uses/Public Administration – 60 Base Points

This category encompasses centers for all government functions; it includes federal, state, and local government agencies that administer, oversee, and manage public programs and budgets and have executive, legislative, or judicial authority. Establishments develop policy, create laws, adjudicate civil and criminal legal cases, and provide for public safety and for national defense.

Arts/Entertainment/Museums – 60 Base Points

These establishments operate facilities or provide services for a variety of cultural, entertainment, and performing art functions. Establishments include those that produce, promote, or participate in live performances, events, or exhibits intended for public viewing; those that preserve and exhibit objects and sites of historical, cultural, or educational interest; and those that operate facilities or provide services to serve activities associated with the aforementioned.

Amusement, Sports or Recreational Establishment – 55 Base Points

Establishments in this category operate either indoor or outdoor facilities offering family activities (i.e. sports, recreation, or amusement) and provide services, such as facilitating amusement in places operated by others, operating recreational sports groups and leagues. Examples include golf courses, indoor sports venues, bowling alleys, miniature golf courses, athletic clubs, skating rinks and arcades.

Mixed Use Development (Transit Oriented) – 55 Base Points

Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in multi-story buildings centered within a one-quarter mile radius of an existing rail or bus transit station or the intersection of First Avenue and Robertson Street in Old Town Knightdale. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office

uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.

Mixed Use Development (Urban Infill) – 50 Base Points

Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in a multi-story building on a previously developed parcel within the corporate limits. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.

Mixed Use Development (Greenfield) – 50 Base Points

Newly constructed collection of vertically mixed retail, office and residential uses in a multi-story building or buildings on a previously undeveloped parcel. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.

Change of Use - ~~45~~ 50 Base Points

This category captures renovation, rehabilitation, up-fit or retrofit of existing buildings or portions of buildings that pre-date this policy and require a code summary sheet, change in building occupancy, certificate of occupancy, building permit and/or building inspections.

Housing Services for the Elderly – 41 Base Points

Establishments in this category ~~offer a wide range of housing services for those who cannot care for themselves, such as the elderly. The variety of services range from simple assistance, such as transportation assistance, to advanced 24-hour personal care and health services, which are typically common in hospital care services. Examples include retirement, congregate living, assisted-living, life care or continuing care housing.~~ offer housing services for the aged, not requiring a license from the North Carolina Department of Health and Human Services, such as independent retirement housing, multi-unit assisted housing with services (MAHS), and continuing care retirement centers. All facilities must provide, but not necessarily be limited to, the following services/facilities: On-site laundry facilities, on site management, guaranteed transportation services at least four days per week, on-site exercise facilities, on-site computer access, and a clubhouse/common lounge area for all residents.

Mixture of Use Development (Retail/Office/Residential) – 41 Base Points

Newly constructed collection of horizontally arranged uses including retail, office and residential within a master planned project on a previously undeveloped parcel or parcels totaling at least 10 acres. By rule this type of development does not allow different uses or housing products to intermingle on a single block. Mixture of use projects must include all three use types with at least 50% of the commercial space dedicated to retail, and at least 10% to each, office and residential.

Hotels, Motels, or other accommodation services – 41 Base Points

Establishments in this category serve lodging and short-term accommodations for travelers. They may offer a wide range of services, from overnight sleeping space to full-service hotel suites. They may offer these services in conjunction with other activities, such as entertainment or recreation. Stays in these establishments are generally less than one month. This classification does not include boarding or rooming houses.

Retail/Commercial Center – 41 Base Points

Newly constructed center of at least 50,000 square feet, typically containing an anchor such as a grocery store and other smaller spaces and/or outparcels for subordinate uses. Uses are entirely consumer driven and include all manner of retail, service and office possibilities.

Warehouse/Distribution/Trucking Center – 41 Base Points

Newly constructed center of at least 500,000 square feet where products and resources are transported to, stored, and delivered from via truck or rail.

Religious Institutions – 41 Base Points

Any facility such as a church, temple, synagogue, mosque or monastery used for worship by a non-profit organization and their customarily related uses.

Single Use Retail – 41 Base Points

Newly constructed single use, stand alone building used primarily for retail.

Single Use Office – 41 Base Points

Newly constructed single use, stand alone building used primarily for office and professional.

Residential Use SFD (Type I) -- Multiplier of 4.5

A new Type I "HOUSE" style structure meets one of the following sets of criteria:

Set A:

- Is built on a crawlspace, basement or partial basement;
- has at least 2,500 square feet of heated area;
- has at least 3 full bathrooms;
- has a fireplace;
- has at least a 2-car garage;
- is finished on the exterior with wood siding, fiber cement siding, brick, stone or other masonry; and
- has either:

  (1) a two-tiered open front porch with each level being at least 50 square feet,

  (2) a combination of a porch or stoop of at least 50 square feet and a deck or patio also of at least 50 square feet, or

  (3) a single porch, deck or patio of at least 500 square feet.

Set B:

- Is built on a crawlspace, basement or partial basement;

- has at least 2,000 square feet of heated area;
- has at least 3 full bathrooms;
- has at least a 2-car garage;
- is finished on the exterior with brick, stone or other masonry; and
- a single porch, stoop, deck or patio of at least 50 square feet.

Set C:

- Is built on a crawlspace, basement or partial basement;
- has at least 3,500 square feet of heated area;
- has at least a 2-car garage; and
- is finished on the exterior with wood siding, fiber cement siding, brick, stone or other masonry.

Residential Use SFD (Type II) -- Multiplier of 4

A new Type II "HOUSE" style structure meets one of the following sets of criteria:

Set A:

- Is built on a crawlspace, basement or partial basement;
- has at least 2,000 square feet of heated area;
- has at least 2 full bathrooms plus a half bathroom;
- has at least a 2-car garage;
- has a fireplace; and
- has either:

  (1) a two-tiered open front porch with each level being at least 50 square feet,

  (2) a combination of a porch or stoop of at least 50 square feet and a deck or patio also of at least 50 square feet, or

(3) a single porch, deck or patio of at least 500 square feet.

Set B:

- Is built on a crawlspace, basement or partial basement;
- has at least 1,500 square feet of heated area;
- is finished on the exterior with brick, stone or other masonry;
- has at least 2 full bathrooms;
- has at least a 2-car garage; and
- a single porch, stoop, deck or patio of at least 50 square feet.

Set C:

- Is built on a crawlspace, basement or partial basement;
- has at least 2,500 square feet of heated area;
- has at least 2 full bathrooms plus a half bathroom;
- has at least a 2-car garage; and
- a single porch, stoop, deck or patio of at least 50 square feet.

Residential Use SFD (Type III) -- Multiplier of 3

A new Type III "HOUSE" style structure meets one of the following sets of criteria:

Set A:

- Is built on a crawlspace, basement or partial basement;
- has at least 1,500 square feet of heated area;
- has at least 2 full bathrooms;
- has at least a 1-car garage;
- has a fireplace; and

- has either:

  (1) a two-tiered open front porch with each level being at least 50 square feet,

  (2) a combination of a porch or stoop of at least 50 square feet and a deck or patio also of at least 50 square feet, or

  (3) a single porch, deck or patio of at least 300 square feet.

Set B:

- Is built on a crawlspace, basement or partial basement;
- has at least 1,500 square feet of heated area;
- has at least 2 full bathrooms;
- has at least a 2-car garage; and
- a single porch, stoop, deck or patio of at least 50 square feet.

Set C:

- Is built on a crawlspace, basement or partial basement;
- has at least 1,000 square feet of heated area;
- is finished on the exterior with brick, stone or other masonry; and
- has at least a 2-car garage;

Set D:

- Has at least 2,500 square feet of heated area;
- has at least 2 full bathrooms; and
- a single porch, stoop, deck or patio of at least 50 square feet.

Set E:

- Has at least 2,000 square feet of heated area;
- has at least 2 full bathrooms;
- has at least a 1-car garage;

- has a fireplace; and
- has either:

  (1) a two-tiered open front porch with each level being at least 50 square feet,

  (2) a combination of a porch or stoop of at least 50 square feet and a deck or patio also of at least 50 square feet, or

  (3) a single porch, stoop, deck or patio of at least 300 square feet.

Set F:

- Has at least 2,000 square feet of heated area;
- is finished on the exterior with wood siding, fiber cement siding, brick, stone or other masonry;
- has at least 2 full bathrooms;
- has at least a 1-car garage; and
- has a single porch, stoop, deck or patio of at least 50 square feet.

Residential Use TH (Type V) -- Multiplier of 4.0

A new Type V "TOWNHOUSE" style structure meets one of the following sets of criteria:

Set A:

- Is built on a crawlspace, basement or partial basement;
- has at least 2,500 square feet of heated area;
- has at least 3 full bathrooms;
- has a fireplace;
- has at least a 1-car garage;
- has a total of at least 150 square feet devoted to porches, stoops, decks and/or patios.

Set B:

- Is built on a crawlspace, basement or partial basement;
- has at least 2,000 square feet of heated area; and
- has at least 2 full bathrooms plus a half bathroom;
- has at least a 1-car garage;
- is finished on the exterior with brick, stone or other masonry; and
- has a total of at least 100 square feet devoted to porches, stoops, decks and/or patios.

Residential Use TH (Type VI) -- Multiplier of 3.5

A new Type VI "TOWNHOUSE" style structure meets one of the following sets of criteria:

Set A:

- Is built on a crawlspace, basement or partial basement;
- has at least 2,000 square feet of heated area;
- has at least 2 full bathrooms plus a half bathroom;
- has a fireplace;
- has at least a 1-car garage; and
- has a total of at least 100 square feet devoted to porches, stoops, decks and/or patios.

Set B:

- Is built on a crawlspace, basement or partial basement;
- has at least 2,500 square feet of heated area;
- has at least 2 full bathrooms plus a half bathroom;
- has at least a 2-car garage; and

- has a single porch, stoop, deck or patio of at least 50 square feet.

Set C:

- Is built on a crawlspace, basement or partial basement;
- has at least 1,500 square feet of heated area;
- has at least 2 full bathrooms;
- has at least a 1-car garage;
- is finished on the exterior with brick, stone or other masonry; and
- has a single porch, stoop, deck or patio of at least 50 square feet.

Residential Use TH (Type VII) -- Multiplier of 2.5

A new Type VII "TOWNHOUSE" style structure meets one of the following sets of criteria:

Set A:

- Is built on a crawlspace, basement or partial basement;
- has at least 1,500 square feet of heated area;
- has at least 2 full bathrooms;
- has a fireplace;
- has a single porch, stoop, deck or patio of at least 50 square feet.

Set B:

- Is built on a crawlspace, basement or partial basement;
- has at least 1,000 square feet of heated area;
- is finished on the exterior with brick, stone or other masonry;

- has a fireplace; and
- has a single porch, stoop, deck or patio of at least 50 square feet.

Set C:

- Has at least 2,500 square feet of heated area;
- has at least 2 full bathrooms; and
- has a single porch, stoop, deck or patio of at least 50 square feet.

Set D:

- Has at least 2,000 square feet of heated area;
- has at least 2 full bathrooms;
- has at least a 1-car garage;
- has a fireplace; and
- has a single porch, stoop, deck or patio of at least 50 square feet.

Set E:

- Has at least 2,000 square feet of heated area;
- is finished on the exterior with wood siding, fiber cement siding, brick, stone or other masonry;
- has at least 2 full bathrooms; and
- has a single porch, stoop, deck or patio of at least 50 square feet.

Residential Use Other (SFD Type IV, TH Type VIII) -- Multiplier of 2

A newly constructed development with Type IV "HOUSE" or Type VIII "TOWNHOUSE" style structure that does not meet any of the above sets of criteria.

Residential Use Multi-Family (Type IX) -- Multiplier of 4

A single structure containing multiple dwelling units each having its own entrance from the outside. This category contains apartments where the entire structure (including all living area and attics) are sprinkled for fire control purposes and the entire exterior façade is comprised of brick, stone, other masonry finish, or a mixture of masonry and hardiplank or other cementious fiber siding. Additionally each unit must have at least two bedrooms and two bathrooms, a kitchen, a patio or balcony, washer and dryer hook-ups, access to available covered parking within lots that have 10% of the total number of stalls covered and have access available to secure outside storage where the number of storage units is equal to 10% of the number of dwelling units onsite.

Residential Use Multi-Family (Type X) --Multiplier of 2

A single structure containing multiple dwelling units each having its own entrance from the outside. This category contains apartments where only the living areas are sprinkled for fire control purposes or does not meet all characteristics of a Type IX multi-family unit.

All Other Uses Not Categorized -- 30 Base Points

This category of use captures all other uses not categorized elsewhere. Allocations for such uses are left to the discretion of the Town Council upon recommendation of the Land Use Review Board and acted on a case-by-case basis.

BONUS POINTS

All proposed projects can gain bonus points by agreeing to provide any of the following items over and above the UDO or Standard Specification requirements for their development proposal.

NOTE: No bonus points are given for UDO requirements.

NOTE: No bonus points are awarded if a project does not merit 30 BASE POINTS.

CATEGORY 1 – Non-Conformity Abatement and Public Infrastructure Improvements.

Abatement of Nonconformities (Max - 3 points)	Points
Abatement of any existing non-conforming structures	3
Abatement of any existing non-conforming use of land	2
Abatement of any existing non-conforming lots	1

Roadway Infrastructure (Max - 5 points)

Roadway - ~~Widening~~ Construction of full cross section of an existing off-site public street	5
Roadway - Nearby intersection improvements	5
Roadway - Traffic signal improvements	4
Roadway - Signage or striping improvements	1

Off-Site Public Greenway Improvements (Max - 10 points)

Construction of more than 4000 linear feet of 10-foot wide path	10
Construction of more than 3000 linear feet of 10-foot wide path	8

Construction of more than 2000 linear feet of 10-foot wide path	6
Construction of more than 1000 linear feet of 10-foot wide path	4
Construction of less than 1000 linear feet of 10-foot wide path	2

CATEGORY 2. Green Development Standards

Conservation of Natural Habitat Meeting Active Open Space Requirements as Defined in Chapter 7 of the UDO. (Max - 10 points)

One point per acre up to 10 acres.	1-10
~~Set aside of 10+ acres above UDO requirements~~	~~10~~
~~Set aside of 7-10 acres above UDO requirements~~	~~8~~
~~Set aside of 3-7 acres above UDO requirements~~	~~6~~
~~Set aside of 1-3 acres above UDO requirements~~	~~4~~

Building/Site Design (Max - 10 points)

Platinum LEED Certification	10
Gold LEED Certification	8
Silver LEED Certification	6
Bronze LEED Certification	4
Redevelopment of previously vacant space over 20,000 square feet	6
Neighborhood/Subdivision LEED Certification	5
Green Homes LEED Certification	5
Redevelopment of previously vacant space under 20,000 square feet	5
Development or Redevelopment within Old Town District	4
Exclusive use of xeriscaping techniques and drought tolerant species	3

Parking Lots and Stormwater BMP's (Max – 10 points)

Structured Parking Facilities - must reduce footprint by 20%	10
Stormwater - Restored Riparian Buffer	7
Stormwater - Landscaped Green Roof	5
Stormwater – Underground capture system for on-site irrigation (i.e. Cistern)	5
Stormwater - Bioretention	5
Stormwater - Wetland	5
Exclusive use of porous pavement in parking areas where suitable	2
Provision of on-street public parking (1 point per stall) – 4 Max	1

CATEGORY 3 – Gateway and Transit Improvements

Gateway Improvements (Max – 5 points)

Construction or Preservation of Gateway Landscaping or Structure (subject to Comprehensive Plan Consistency and Town Council approval)	5
Outdoor Display of Public Art (Subject to TRC Approval)	4
Maintenance of Roadside Plant bed (requires maintenance agreement)	3
Enhanced Roadside Landscaping (subject to TRC Approval)	2

Transit (Max - 8 points)

Provision of more than 50 designated Park and Ride Stalls	8
Provision of 25 designated Park and Ride Stalls	5
Provision of 10 designated Park and Ride Stalls	3
Provision of mass transit easement and structure (bus stop with shelter & bench)	2

CATEGORY 4 - Amenities (Only for Projects with Residential Components).

Private Greenway (Max - 3 points)

Construction of more than 3000 linear feet of 6-foot wide path	3
Construction of more than 2000 linear feet of 6-foot wide path	2
Construction of more than 1000 linear feet of 6-foot wide path	1

Pool (Max - 8 points)

Olympic Pool and Aquatic Center	8
Junior Olympic Pool	5
Lap Pool (four lanes)	3
Resort Style Pool	2
Any Other Pool	1

Outdoor Deck/Patio (Max - 3 points)

Deck/Patio - More than 3000 square feet	3
Deck/Patio - More than 2000 square feet	2
Deck/Patio - More than 1000 square feet	1

Pool Amenities (Max - 2 points)

Jacuzzi/Hot Tub/Whirlpool	2
Water Playground with apparatus	2
Sauna/Steam room	2

Clubhouse (Max - 10 points)

With full kitchen and over 4000 square feet of meeting space	10
With full kitchen and less than 4000 square feet of meeting space	9
Meeting space without kitchen more than 3500 square feet	8
Meeting space without kitchen 2500 - 3499 square feet	7
Meeting Space without kitchen 1500 - 2499 square feet	5
Meeting Space without kitchen less than 1500 square feet	4
No meeting space, bathrooms and changing rooms only	3

Additional Active Recreation (Max - 10 points)

Gymnasium (regulation size indoor basketball court)	10
Golf Course (18 hole course)	10
Baseball/Softball Field (regulation size)	5
Football/Soccer Field (regulation size)	5
Skate Park	5
Tennis Courts (two regulation courts, fenced)	5
Multi-Use Hard court (two regulation basketball courts, fenced)	5
IPEMA Certified Playground Equipment	4
Disc Golf Course	4
Sand or Beach Volleyball Court	3
Lighted field of play for nighttime use	3
Electronic Scoreboard or Covered Dugouts or Bleachers	3