



LDCT-2024-12

Suburban Planned Development (SPD) Text Amendment

Land Development Code Text Amendment

Amends

- LDC Section 303: SPDs
- LDC Section 403.01: Wahneta NP
- LDC Section 505: Polk City SPA

- SPD Tool provides higher density in RS land use districts where infrastructure was available (Up to 3 DU/AC)
- Suitability determined through “maturity” of the area.
- Maturity based upon “Developable Area Map.”
 - 60% Developed for Properties over 100 Acres (2-mile radius)
 - 40% Developed for Properties Under 100 Acres (1-mile radius)
- This has been a poor method for determining density and timing of development.
- LDCT-2023-7/Ord 2024-007 adopted February 2024
 - Density and timing considerations based on surrounding infrastructure and development.
 - Adopted standards for the RS land use district, maintaining a maximum of 3 DU/AC.
- **This amendment conforms SPD requirements with those of other Planned Developments.**

| RS | |
|-----------------|-----------------------|
| Points Achieved | Maximum Density du/ac |
| 6 | 0.25 |
| 8 | 0.5 |
| 10 | 0.75 |
| 12 | 1 |
| 14 | 1.25 |
| 16 | 1.5 |
| 18 | 1.75 |
| 20 | 2 |
| 22 | 2.25 |
| 24 | 2.5 |
| 26 | 2.75 |
| 28 | 3 |



Table 3.3 Locational Eligibility Score

| Infrastructure Item | RCC-R, RS, RL, & A/RR | | |
|--|-----------------------|---------|---------|
| | ¼ mile | ½ mile | ¾ mile |
| Arterial Road | 3 | 2 | 1 |
| Collector Road | 3 | 2 | 1 |
| Transit Route | 3 | 2 | 1 |
| Sidewalk connection to School | 2 | 1 | |
| Sidewalk connection to retail commercial | 2 | 1 | |
| Sidewalk connection to transit stop | 2 | 1 | |
| Sidewalk connection to park | 3 | 2 | 1 |
| ≥6” potable waterline | 1 | | |
| ≥4” sanitary sewer line | 1 | | |
| Public Lift Station | 2 | 1 | |
| Reclaimed waterline | 2 | 1 | |
| Infrastructure Item | 1 mile | 2 miles | 3 miles |
| Fire Rescue Station | 3 | 2 | 1 |
| Emergency Medical Care | 3 | 2 | 1 |
| Elementary School | 2 | 1 | |
| Middle School | 3 | 2 | 1 |
| High School | 3 | 2 | 1 |
| College or University | 3 | 2 | 1 |
| CC district | 1 | | |
| CC district > 50% dev. | 2 | | |
| General Mercantile | 2 | 1 | |

Staff Recommends Approval

First BoCC Reading: September 3, 2024

Adoption Hearing: September 17, 2024