

STAFF REPORT

Town Council Public Hearing, May 24, 2012

Site Design Standards Document (PL12-031)

Public hearing for the new Site Design Standards Document and for increasing masonry requirements for attached residential developments

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Approved by: Michael J. Bajorek, Assistant Town Manager

Executive Summary:

At an April 2011 work session, the Town Council reviewed and endorsed a preliminary concept for new site design standards for all new development. Staff has completed a refined draft of the new Site Design Standards and associated Land Development Ordinance amendments for a public hearing on May 24 (see attachments). Also for consideration is an amendment to increase the percentage of masonry materials on attached residential developments within the Town Center zoning district.

Background

The first work session with council on the Site Design Standards project was held in February 2009. Since that time, 10 Site Design Focus Group meetings, four community meetings, and a second council work session in April 2011 have taken place. Staff has also provided many other opportunities to gather and respond to citizen input on this project ([see attachment](#)).

The [Site Design Standards Document](#) updates and replaces the Townwide Design Guidelines Manual adopted in 2001. The purpose of the Site Design Standards project is to create specific standards for all new development and re-development in Cary. After extensive research into characteristics of both good and bad examples of various types of development, staff proposed a number of standards for good site design. These standards address vehicular circulation, building placement, pedestrian circulation, and community gathering spaces. Staff has also proposed associated amendments to the Land Development Ordinance (LDO) to provide the legal framework for implementing the new site design standards. The LDO ([Round 22A](#)) will provide the overall site requirements while the site design standards will illustrate and provide alternative ways to achieve the requirements.

Also for consideration, is an amendment to the Town of Cary Architectural Design Principle portion of the Community Appearance Manual to change the masonry material on attached residential in the Town Center zoning district from 35% to 75%. (The masonry requirement for commercial and mixed-use buildings is 75%.)

Tentative Schedule:

Town Council Public Hearing	Planning and Zoning Board Work Session	Planning and Zoning Board Meeting	Town Council Final Action
May 24, 2012	<i>June 11, 2012</i>	<i>June 18, 2012</i>	<i>July 26, 2012</i>

Italicized dates are tentative.

Fiscal Impact:

Implementing these additional standards will require more staff time. This additional work can be absorbed by existing staff members.

Staff Recommendation:

Staff recommends forwarding the Site Design Standards Document and the proposed requirement to increase the masonry material requirement for new attached residential buildings in Town Center zoning district to the Planning and Zoning Board for a recommendation.