

Planning Commission Comments from December 10, 2013

Text Amendment Density Revisions – TC120012

Ms. Board

1. Elimination of fractions from density tables is either illogical or poorly justified, depending on how you look at:
 - a. If the goal is to fix unbuildable fractional units, then the more sensible solution is to round up after multiplying fractional units by fractional acres. This would result in a max increase/project of 1 unit.
 - b. If the point is to eliminate an unworkable incentive for affordable housing, then it should be justified as such and accomplished as part of a larger project to increase affordable housing.
2. I don't pretend to understand all the cases where the service road frontage would apply. I would hope that LOS for both the main road and service road would be considered.
3. I have no problem with increasing more density with a development plan.

Mr. Gibbs Approve

Mr. Harris Voted for Approval

Ms. Huff I think this may make easier mixed use development. I voted approval.

Mr. Padgett Approve

Mr. Smudski Planning staff & JCCPC has done good work to research these changes. Since this brings together plan & UDO and provides incentives for mixed uses, this is a good plan.

Mr. Whitley I voted to approve