



## SECTION 4.00

### Development Plans

Development Plans are required for projects utilizing Development Options for Residential Districts and for Architectural and Site Design Review for Multifamily Residential, Commercial/Mixed Use, or Industrial Development. [Amended Resolution #07-31]

#### **DEVELOPMENT OPTIONS FOR RESIDENTIAL DISTRICTS**

***Expected Review Time:*** Approximately 116-138 days [Amended Resolution #15-26, 16-08, 19-02]\*

***Primary Processing Department:*** Planning & Zoning

***Departments involved in Development Options for Residential Districts Review Process:***

Planning & Zoning, Engineering, Parks & Recreation, Fire & Rescue, Public Works, and Water Quality. [Amended Resolution #07-31]

The UDO provides an opportunity for flexibility in the design of residential/mixed use developments through the utilization of the Development Options for Residential Districts as specified in UDO Section 2.09. The options allow for a specified reduction in the minimum development standards for the zoning district provided that certain additional development requirements and design features are provided. Such development allows for a mixture of single-family, multifamily, and non-residential uses through the Development Plan review process. After obtaining Development Plan approval for Development Options, Preliminary Plan for the subdivision of land must be completed and Development Plan for Architectural and Site Design Review may also be required for the multifamily residential and/or non-residential components within the project. [Amended Resolution #07-31]

#### **MULTIFAMILY DEVELOPMENT ARCHITECTURAL AND SITE DESIGN REVIEW**

***Expected Review Time:*** Approximately 116-138 days [Amended Resolution #15-26, 16-08, 19-02]\*

***Primary Processing Department:*** Planning & Zoning

***Departments involved in Multifamily Development Review Process:*** Planning & Zoning,

Engineering, Parks & Recreation, Fire & Rescue, Public Works, and Water Quality. [Amended Resolution #07-31]

The UDO contains two multifamily residential zoning districts, R-MF-8 and R-MF-15. The Architectural and Site Design Requirements increase with the level of gross density proposed for development as specified in UDO Sections 2.06 and 2.07. Multifamily Residential Development, by nature, can have a significant impact on its surroundings therefore, this type of development requires a more intensive review process than Single Family residential. Obtaining approval of a Multifamily Residential development requires a Public Hearing and approval by the Town Council. [Amended Ordinance #04-06]

#### **NON-GATEWAY CORRIDOR ARCHITECTURAL AND SITE DESIGN REVIEW**

***Expected Review Time:*** Approximately 67-74 days [Amended Resolution #15-26, 19-02]\*

***Primary Processing Department:*** Planning & Zoning

***Departments involved in Non-Gateway Corridor Review Process:*** Planning & Zoning,

Engineering, Parks & Recreation, Fire & Rescue, Public Works, and Water Quality.

Any commercial/mixed use or industrial development that is subject to the architectural and site design review procedures and the property is not located within 300' of the right-of-way of NC-540, US 1, NC 55 Bypass, or a Thoroughfare as specified on the Town of Holly Springs Thoroughfare Plan, or is not located on either side of a collector street developed as a part of an overall

subdivision or project that is intended to provide access to a residential neighborhood, the project may be submitted under the non-gateway corridor review procedures. [Amended Resolution #07-31, #15-26]

### **GATEWAY CORRIDOR AND RESIDENTIAL GATEWAY ARCHITECTURAL AND SITE DESIGN REVIEW**

**Expected Review Time if building 20,000 sq. ft. or greater:** Approximately 116-138 days [Amended Resolution #15-26, 16-08, 19-02]\*

**Expected Review Time if building less than 20,000 sq. ft.:** Approximately 67-74 days [Amended Resolution 16-08, 19-02]\*

**Primary Processing Department:** Planning & Zoning

**Departments involved in Gateway Corridor Review Process:** Planning & Zoning, Engineering, Parks & Recreation, Fire & Rescue, Public Works, and Water Quality. [Amended Resolution #07-31]

Development that is located within a Gateway Corridor, which is any property within 300' of NC-540, US 1, NC 55 Bypass, or any Thoroughfare within the Town of Holly Springs Planning Jurisdiction or ETJ, or is in a Residential Gateway, which is any property located on either side of a collector street developed as a part of an overall subdivision or project that is intended to provide access to a residential neighborhood will have enhanced Architectural and Site Design Requirements. These standards can be found in UDO Section 3.08 for commercial /mixed use districts and Section 4.05 for industrial districts. This review process is more intensive than the non-gateway corridor procedures due to the potential impacts on the appearance and overall image of the Town and adjacent residential neighborhoods. [Amended Resolution #15-26]

### **DEVELOPMENT PLAN AMENDMENT**

**Expected Review Time:** Approximately 67-74 days [Amended Resolution 16-08, 19-02]\*

**Primary Processing Department:** Planning & Zoning

**Departments involved in Development Plan Amendment Review Process:** Planning & Zoning, Engineering, Parks & Recreation, Fire & Rescue, Public Works, and Water Quality. [Amended Resolution #07-31, #15-26]

**Minor Amendments** as described in UDO Section 9.05, D., 5., c., (1.), do not involve the following: (a) expansion of building footprint area by more than twenty-five (25) percent; (b) increase in building height by more than fifteen (15) percent; (c) expansion or reduction in the amount of off-street parking areas by more than ten (10) percent (expansion above 110% of the minimum requires a Town Council approved waiver if the building footprint is greater than 20,000 sq. ft.); (d) increase in the total number of lots/units within the overall original development plan approval by more than ten (10) percent, or ten (10) lots/units, whichever is less; (e) reduction of open space within the overall project or subdivision by more than ten (10) percent; (f) increase in project acreage by more than ten (10) percent or five (5) acres whichever is less (except for PUDs); (g) the designation of additional land uses; (h) the reduction in perimeter yards; (i) the addition of driveways or access points; (j) a substantial change in building design, building material selection, or percentage of various building materials utilized; (k) an increase in the total number of freestanding signs, an increase in the total sign surface area for any type of sign (building sign or freestanding sign) or the height of a freestanding sign that requires a waiver of sign regulations in accordance with provisions of Section 7.03, H. Waiver of Sign Regulations; or (l) a modification that would conflict with specific conditions of approval of the original development plan or findings of fact made in conjunction for a Special Exception Use in the project. Minor amendments may be approved at an administrative level using the procedures in this Section.

**Unacceptable Amendments** as described in UDO Section 9.05, D., 5., c., 2. include modifications to previously approved plans that adversely impact the purpose and intent of the overall development. Any such amendment is required to file a new petition for the appropriate review process.