



Date: May 5, 2025

To: Claudia Hager, County Manager

Through: Maurice Jones, Deputy County Manager

From: Sara M. Young, AICP, Planning Director

Subject: TC2400003: A Privately Initiated *Unified Development Ordinance (UDO)* Text Amendment

Executive Summary

Text Amendment TC2400003 is a privately initiated request to amend Section 3.26, *Statutory Development Agreement*, of the Unified Development Ordinance (UDO), in order to allow flexibility within the limitations imposed upon statutory development agreements.

The draft language of the TC2400003 Text Amendment has been posted on the City's website and public notice of its posting has been shared through the Planning Notification Service (weekly emails). The Planning Commission reviewed this item at their March 11, 2025, meeting and voted 6-3 to recommend approval.

Recommendation

Staff recommends that the Board review and provide comments on the proposed Unified Development Ordinance text amendment. The public hearing for this item is scheduled for the May 12, 2025 Board of Commissioners meeting.

Background

Per Unified Development Ordinance Section 3.26.1: statutory development agreements are intended "to provide for community benefits within developments that are difficult to accommodate within traditional zoning processes". The intent of this amendment is to provide further flexibility for applicants by allowing the requirements held within Section 8.3, *Tree Protection and Tree Coverage*, of the Unified Development Ordinance to be altered through statutory development agreements; any changes in tree protection and tree coverage would apply *only* to the sites explicitly included within any such agreement. The terms of any changes included within such agreements would also be subject to the discretion of the appropriate legislative governing body, dependent upon jurisdiction.

Consistency with the *Comprehensive Plan*; Reasonableness and in the Public Interest.

Since this is a privately initiated text amendment, please see *Attachment A, Application Materials Submitted by the Applicant*, for the Comprehensive Plan alignment justification included within their application.

Attachments

- A. Application Materials Submitted by the Applicant
- B. TC2400003 Draft Ordinance Language (Track Changes Version)
- C. Planning Commission Written Comments

Staff Contact

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