

## CHAPTER ELEVEN

### RELATIVE POLICIES FOR CHRISTIAN COUNTY

#### Section 11-10 Water Quality

- A. Erosion and Sedimentation Control
  - 1. Developments are encouraged to minimize the area disturbed by construction activities at any one time and to promptly revegetate (or mechanically stabilize) areas disturbed by construction activity. (Importance Factor = 3)
  - 2. Developments that will result in rates of erosion exceeding their site's soil loss tolerance are discouraged. (Importance Factor = 3)
  
- B. Municipal Central Sewage Systems - Positive points may be awarded to developments where connection to a municipal central sewage system is not reasonably available but the developer elects to extend the sewer system to serve the development.
  - 1. Extension of municipal central sewage system to serve development. (Importance Factor = 5)

#### Section 11-15 Environmental Policies

- A. Soils Limitations - Developments on soils with severe limitations for any of the proposed uses should show how those limitations will be mitigated. The proposed means should be presented in detail with the application for a permit.
  - 1. Mitigation of soil limitations on development. (Importance Factor = 1)
  
- B. Slopes - Development on slopes of over thirty (30) percent is discouraged, except where a licensed professional engineer with demonstrated experience in the field of slope stabilization certifies that the proposed development will create no hazard of slope failure or excessive erosion.
  - 1. Developments on slopes of over 30% are discouraged. (Importance Factor = 5)
  
- C. Wildlife Habitat and Fisheries - Any development that has the potential of adversely affecting critical wildlife habitat or fisheries of national or state-wide importance is discouraged. Performance ratings on this policy shall be based in part on the input of the Missouri Department of Conservation.
  - 1. Developments potentially adversely affecting critical wildlife habitats or fisheries. (Importance Factor = 4)
  
- D. Air Quality - Developments are encouraged to protect the air quality.
  - 1. Developments that will result in the degradation of existing air quality are discouraged. (Importance Factor = 4)

EFFECTIVE DATE; January 15, 2009

## Section 11-20 Land Use Compatibility

- A. **Off-Site Nuisances** - Off-site nuisances include but are not limited to: dust, smoke, odors, noise, vibration, light, glare, heat, and increased discharge or runoff of stormwater or treated wastewater that affect properties other than that on which it originates. Potential or existing off-site nuisances are encouraged to be mitigated by appropriate means. The means of mitigation shall be presented in detail with the application for a permit. Where it cannot be demonstrated that a potential or existing off-site nuisance will be acceptably mitigated, the development generating that nuisance is discouraged.
1. Creating or increasing a potential or existing off-site nuisance. (Importance Factor = 5)
  2. Mitigation of potential or existing off-site nuisances. (Importance Factor = 5)
- B. **Compatibility Factors** - Compatibility will be determined by making reference to the Christian County Comprehensive Plan, considering other use permits granted since the adoption of the Plan, recommendations for future land use in the area, and by examining the area surrounding the pending land use change to determine the existence of similar uses. Similar uses do not have to be immediately adjoining the proposed land use change in order to influence the factor of compatibility. The compatibility or incompatibility of new development or redevelopment with neighboring uses shall be assessed using the following factors:
1. Land use. (Importance Factor = 5)
  2. Lot coverage. (Importance Factor = 3)
  3. Building bulk, height and scale. (Importance Factor = 2)
  4. Building materials. (Importance Factor = 2)
- C. **Structural Screening** - The structural screening of mechanical equipment and outdoor storage areas from the public view is encouraged to minimize potential off-site nuisances.
1. Screening of mechanical equipment and vents. (Importance Factor = 3)
  2. Screening of outdoor mechanical equipment, storage parking and equipment or materials storage, and work areas. (Importance Factor = 4)
- D. **Landscaped Buffers** - Landscape buffering is encouraged in such areas as between parking lots and adjoining residences, between parking lots and public roads, between commercial or industrial uses and other adjoining uses or public open spaces, between residences and major (or arterial) streets or highways, between industrial uses and public roads, or between higher and lower density residential developments. Landscape buffering design is controlled by Section 12-50 C - Buffering and Screening. The developer must provide a detailed landscape plan to be submitted with the application permit.
1. Landscape buffering between different land uses. (Importance Factor = 2)

- E. **Natural Vegetation** - The preservation of existing vegetation that adequately serves buffering functions or significantly enhances the development is encouraged. Positive points will not be awarded for grass, trees, shrubbery, and the like that do not serve as buffering or that do not significantly enhance the development.
  - 1. Preservation of existing vegetation that acts as a buffer or significantly enhances the development. (Importance Factor = 3)
  
- F. **Historical Preservation** - The preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, educational, aesthetic, inspirational, and economic benefits will be maintained and enriched for future generations of Christian County citizens.
  - 1. Preservation of existing preserved area. (Importance Factor = 3)
  - 2. Developments potentially adversely affecting Historical Site (Importance Factor = 4)

**Section 11-25 Local Economic Development**

- A. **Right to Farm** - Development patterns that could limit the viability of existing agricultural uses are discouraged. Limits to the viability of existing uses could include potential nuisance or liability suits, predation of stock by domestic dogs, and traffic conflicts. Developments are encouraged to avoid prime agricultural lands which are classified as Class I-IV Crop lands.
  - 1. Developments limiting the viability of existing agricultural uses. (Importance Factor = 5)
  
- B. **Right to Operate** - Residential developments are encouraged to avoid incompatible land uses such as industrial or commercial developments.
  - 1. Residential developments that could limit the viability of existing industrial or commercial uses are discouraged. (Importance Factor = 4)
  
- C. **Diversification** - Developments that create year-round, full-time employment (FTE) are encouraged. (Importance Factor =3)
  - 1. Creation of year-round, full-time employment.
    - 0-5 jobs = 0
    - 6-10 jobs = +1
    - 11 + jobs = +2

Importance factor + 3
  
- D. **Urban Service Area (USA)** - The compatibility or incompatibility of the new development with the municipality's future land use map and both the County and municipal comprehensive plans, within the City's tier one area. (Importance Factor =4)

- E. **Urban Reserve Area (URA)** -The compatibility or incompatibility of the new development with the municipality's future land use map and both the County and municipal comprehensive plans, within the City's tier two area.  
(Importance Factor =2)

#### **Section 11-30 Site Planning, Design, and Use**

- A. **Residential Privacy** - In order to promote the rural character of the County, and privacy of residents, residential developments are encouraged to be protected by use of a combination of landscaped yards and buffers, structural screens, and structural design.
1. Residential developments designed to promote rural character and residential privacy. (Importance Factor = 2)
- B. **Mixed-use Developments** - Mixed-use developments are encouraged to integrate basically compatible uses or functions and to separate those that are incompatible.
1. Integration of compatible uses in mixed use developments (Importance Factor = 4)

#### **Section 11-35 Commercial and Industrial Development**

- A. **Commercial and Industrial Development Pattern** - Developments are encouraged to be clustered so as to share parking facilities and to minimize road frontage, the number of access points needed, and the number of signs required to direct attention to the development. Developments are also encouraged to provide landscaped buffers between their structures and public roads. The design of landscaped buffers is controlled by Section 12-50 to 12-62 - Buffering and Screening. Permitted signs may be placed in buffers, and access points are permitted to cross them.
1. Developments clustered to share parking facilities and access points. (Importance Factor = 4)
  2. Developments are encouraged to provide landscaped buffers between their structures and public roads. (Importance Factor = 2)

#### **Section 11-40 Services, Capacity, and Access**

- A. **Access to Adequate Roads** - Developments are encouraged to locate in areas with adequate road access. Developments that will contribute traffic in excess of current public road or highway capacity, or are located on deficient roads are discouraged.
1. Developments access to adequate roads. (Importance Factor = 5)
  2. Dedication of sufficient right of way on deficient road. (Importance Factor = 5)

- B. **Two Points of Ingress and Egress** - Developments with more than four (4) parcels that have proposed internal roads off of a public road are encouraged to have at least two (2) points of ingress and egress.
1. Two points of ingress and egress for developments with 4 or more parcels. (Importance Factor = 4)
- C. **Emergency Services** - Buildings in excess of two stories are encouraged to be limited to heights serviceable by fire fighting equipment.
1. Building heights serviceable by fire fighting equipment. (Importance Factor = 3)

## **Section 11-45 Internal Improvements**

- A. **Water Systems**
1. All developments are encouraged to be served by a central water system that meets the requirements of a community public water system. (Importance Factor = 5)
  2. All central water systems are encouraged to include fire hydrants that are capable of delivering adequate fire fighting pressures and flows throughout the development. (Importance Factor = 3)
  3. Dry hydrants may be used as a substitute for traditional fire hydrants, in rural areas of Christian County where access to municipal water systems is limited. (Importance Factor = 3)
- B. **Underground Utilities** - All utility lines are encouraged to be underground. All underground utility lines are encouraged to be installed to the property line of each proposed lot or unit before road surfaces are constructed.
1. Installation of underground utilities (prior to any road completion). (Importance Factor = 3)
- C. **Oversize Mains** - Where adequate future water service necessitates the installation of mains larger than those needed to serve a development, the installation of the larger mains is encouraged.
1. Installation of oversize utility mains for future development. (Importance Factor = 4)
- D. **Pedestrian Circulation**
1. Residential developments are encouraged to provide a complete sidewalk system for pedestrian circulation and are encouraged to be separated from the roadway. (Importance Factor = 2)
  2. All residential developments are encouraged to provide adequate school bus loading and turn-around areas and to link school bus loading points into their pedestrian circulation system. (Importance Factor = 3)

**Section 11-50 Open Space - Density**

- A. **Usable Open Space** - Residential and Mixed Use developments that include more than twenty-five (25) units (if the gross density is more than one dwelling unit per three {3} acres) are encouraged to develop, maintain and dedicate at least five (5) percent of the development area as public or common open space for recreational uses.
  - 1. Dedication of five percent open space for recreational use. (Importance Factor = 4)
  
- B. **Recreational Use Trails** - Residential and mixed use developments are encouraged to provide an adequate system of recreational use trails (including appropriate signs) designed, maintained and dedicated for public or common use.
  - 1. Adequate recreational use trails provided. (Importance Factor = 2)

**Section 11-55 Solid Waste Disposal**

- A. All developments are encouraged to present a letter from a solid waste pick-up service indicating weekly solid waste service is available. (Importance Factor = 1)
  
- B. All subdivisions are encouraged to incorporate into restrictive covenants provisions that weekly solid waste service shall be maintained for each unit of the development. (Importance Factor = 1)

**Section 11-60 Scoresheet- Performance Criteria Evaluation Score Sheet.**

# PERFORMANCE CRITERIA EVALUATION SCORE SHEET FOR SUBDIVIDING OF RESIDENTIAL LAND USE

PROJECT SCORES FOR: \_\_\_\_\_

DATE: \_\_\_\_\_

| RELATIVE POLICIES<br>SCORE SHEET  | Importance<br>Factor | Performance<br>Rating | Policy<br>Score |
|---|----------------------|-----------------------|-----------------|
| <b>Section 11-10 WATER QUALITY</b>  |                      |                       |                 |
| <b>A. Erosion and Sedimentation Control</b>   |                      |                       |                 |
| 1. Developments are encouraged to minimize the area disturbed by construction activities at any one time.                                   | 3                    | -2 -1 0 +1+2          |                 |
| 2. Developments that will result in rates of erosion exceeding their site's soil loss tolerance are discouraged.                            | 3                    | -2 -1 0 +1+2          |                 |
| <b>B. Municipal Central Sewage Systems</b>  |                      |                       |                 |
| 1. Extension of municipal sewage systems to serve development.  | 5                    | -2 -1 0 +1+2          |                 |
| <b>Section 11-15 ENVIRONMENTAL POLICIES</b>   |                      |                       |                 |
| <b>A. Soils Limitations</b>   |                      |                       |                 |
| 1. Mitigation of soil limitations on development  | 1                    | -2 -1 0 +1+2          |                 |
| <b>B. Slopes</b>  |                      |                       |                 |
| 1. Developments on slopes of 30% + are discouraged.   | 5                    | -2 -1 0               |                 |
| <b>C. Wildlife Habitat and Fisheries</b>  |                      |                       |                 |
| 1. Developments potentially adversely affecting critical wildlife habitats or fisheries of statewide or national importance are discouraged | 4                    | -2 -1 0 +1+2          |                 |
| <b>D. Air Quality</b>   |                      |                       |                 |
| 1. Developments that will result in the degradation of existing air quality are discouraged   | 4                    | -2 -1 0 +1+2          |                 |
| <b>Section 11-20 LAND USE COMPATIBILITY</b>   |                      |                       |                 |
| <b>A. Off-Site Nuisances</b>  |                      |                       |                 |
| 1. Creating or increasing a potential or existing off-site nuisance   | 5                    | -2 -1 0               |                 |
| 2. Mitigation of potential or existing off-site nuisances   | 5                    | -2 -1 0 +1+2          |                 |
| <b>B. Compatibility Factors</b>   |                      |                       |                 |
| The compatibility or incompatibility of new development with neighboring uses shall be assessed using the following factors:                |                      |                       |                 |
| 1. Land use   | 5                    | -2 -1 0 +1+2          |                 |
| 2. Lot Coverage   | 3                    | -2 -1 0 +1+2          |                 |

|  |   |    |    |        |
|--|---|----|----|--------|
| <b>C. Natural Vegetation</b>   |   |    |    |        |
| 1. Preservation of existing vegetation that acts as a buffer or significantly enhances the development.              | 3 | -2 | -1 | 0 +1+2 |
| <b>D. Local and National Historical Preservation</b>   |   |    |    |        |
| 1. Preservation of existing preserved area.  | 3 | -2 | -1 | 0 +1+2 |
| 2. Developments potentially adversely affecting Historical Sites   | 4 | -2 | -1 | 0 +1+2 |
| <b>Section 11-25 LOCAL ECONOMIC DEVELOPMENT</b>  |   |    |    |        |
| <b>A. Right to Farm</b>  |   |    |    |        |
| 1. Developments limiting the viability of existing agricultural uses   | 5 | -2 | -1 | 0 +1+2 |
| <b>B. Right to Operate</b>   |   |    |    |        |
| 1. Residential developments that could limit the viability of existing industrial or commercial uses are discouraged | 4 | -2 | -1 | 0 +1+2 |
| <b>C. Urban Service Developments</b>   |   |    |    |        |
| 1. Developments that meet the criterion within the City's tier one Urban Service Area                                | 4 | -2 | -1 | 0      |
| 2. Developments that meet the criteria within the City's tier two Urban Reserve Area                                 | 2 | -2 | -1 | 0      |
| <b>Section 11-30 SITE PLANNING, DESIGN, AND USE</b>  |   |    |    |        |
| <b>A. Residential Privacy</b>  |   |    |    |        |
| 1. Residential developments designed to promote rural character and residential privacy                              | 2 | -2 | -1 | 0 +1+2 |
| <b>Section 11-40 SERVICES, CAPACITY, AND ACCESS</b>  |   |    |    |        |
| <b>A. Access to Adequate Roads</b>   |   |    |    |        |
| 1. Developments access to adequate roads   | 5 | -2 | -1 | 0 +1+2 |
| 2. Dedication of sufficient right of way on deficient road   | 5 | -2 | -1 | 0 +1+2 |
| <b>B. Two Points of Ingress and Egress</b>   |   |    |    |        |
| 1. Two points of ingress and egress for developments of 4+ parcels   | 4 | -2 | -1 | 0      |
| <b>C. Emergency Services</b>   |   |    |    |        |
| 1. Development serviceable by firefighting equipment   | 3 | -2 | -1 | 0      |

|  |  |              |              |
|--|--|--------------|--------------|
| <b>Section 11-45 INTERNAL IMPROVEMENTS</b>   |  |              |              |
| <b>A. Water Systems</b>  |  |              |              |
| 1. All developments are encouraged to be served by a central water system that meets the requirements of a community public water system.                                      |  | 5            | -2 -1 0 +1+2 |
| 2. All central water systems are encouraged to include fire hydrants that are capable of delivering adequate firefighting pressures  |  | 3            | -2 -1 0 +1+2 |
| 3. Installation of dry hydrants with adequate access for firefighting equipment are encouraged in instances where there is no access to public or municipal water systems      |  | 3            | -2 -1 0 +1+2 |
| <b>B. Underground Utilities</b>  |  |              |              |
| 1. Installation of underground utilities (prior to any road completion)  |  | 3            | -2 -1 0 +1+2 |
| <b>C. Oversize Mains</b>   |  |              |              |
| 1. Installation of oversize mains for future development.  |  | 4            | -2 -1 0 +1+2 |
| <b>D. Pedestrian Circulation</b>   |  |              |              |
| 1. Residential developments are encouraged to provide a complete sidewalk system for pedestrian circulation and are encouraged to be separated from the roadway                |  | 2            | -2 -1 0 +1+2 |
| 2. All residential developments are encouraged to provide adequate school bus loading and turn-around points linked to sidewalk system   |  | 3            | -2 -1 0 +1+2 |
| <b>Section 11-50 OPEN SPACE - DENSITY</b>  |  |              |              |
| <b>A. Usable Open Space</b>  |  |              |              |
| 1. Developments with 25+ units at density of more than 1 unit/3 acres dedication of five percent open space for recreational use   |  | 4            | -2 -1 0 +1+2 |
| <b>B. Recreational Use Trails</b>  |  |              |              |
| 1. Adequate recreational use trails provided.  |  | 2            | -2 -1 0 +1+2 |
| <b>Section 11-55 SOLID WASTE DISPOSAL</b>  |  |              |              |
| A. All subdivisions are encouraged to incorporate into restrictive covenants. provisions that weekly solid waste service shall be maintained for each unit of the development. |  | 1            | -1 +1        |
|  |  | <b>TOTAL</b> |              |

CONDITIONS FOR APPROVAL APPLY (see minutes of meeting \_\_\_/\_\_\_/\_\_\_)

By signing this score sheet, I attest to the score as being correct as it was agreed and voted upon by the Christian County Planning and Zoning Commission during a public hearing.

\_\_\_\_\_  
Planning & Zoning Administrator

\_\_\_\_\_  
Date

EFFECTIVE DATE; January 15, 2009

# PERFORMANCE CRITERIA EVALUATION SCORE SHEET FOR COMMERCIAL LAND USE

PROJECT SCORES FOR: \_\_\_\_\_

DATE: \_\_\_\_\_

| RELATIVE POLICIES<br>SCORE SHEET  | Importance<br>Factor | Performance<br>Rating | Policy<br>Score |
|---|----------------------|-----------------------|-----------------|
| <b>Section 11-10 WATER QUALITY</b>  |                      |                       |                 |
| <b>A. Erosion and Sedimentation Control</b>   |                      |                       |                 |
| 1. Developments are encouraged to minimize the area disturbed by construction activities at any one time.                                   | 3                    | -2 -1 0 +1+2          |                 |
| 2. Developments that will result in rates of erosion exceeding their site's soil loss tolerance are discouraged.                            | 3                    | -2 -1 0 +1+2          |                 |
| <b>B. Municipal Central Sewage Systems</b>  |                      |                       |                 |
| 1. Extension of municipal sewage systems to serve development.  | 5                    | -2 -1 0 +1+2          |                 |
| <b>Section 11-15 ENVIRONMENTAL POLICIES</b>   |                      |                       |                 |
| <b>A. Soils Limitations</b>   |                      |                       |                 |
| 1. Mitigation of soil limitations on development  | 1                    | -2 -1 0 +1+2          |                 |
| <b>B. Slopes</b>  |                      |                       |                 |
| 1. Developments on slopes of 30% + are discouraged.   | 5                    | -2 -1 0               |                 |
| <b>C. Wildlife Habitat and Fisheries</b>  |                      |                       |                 |
| 1. Developments potentially adversely affecting critical wildlife habitats or fisheries of statewide or national importance are discouraged | 4                    | -2 -1 0 +1+2          |                 |
| <b>D. Air Quality</b>   |                      |                       |                 |
| 1. Developments that will result in the degradation of existing air quality are discouraged   | 4                    | -2 -1 0 +1+2          |                 |
| <b>Section 11-20 LAND USE COMPATIBILITY</b>   |                      |                       |                 |
| <b>A. Off-Site Nuisances</b>  |                      |                       |                 |
| 1. Creating or increasing a potential or existing off-site nuisance   | 5                    | -2 -1 0               |                 |
| 2. Mitigation of potential or existing off-site nuisances   | 5                    | -2 -1 0 +1+2          |                 |

|  |   |              |  |
|--|---|--------------|--|
| <b>B. Compatibility Factors</b>  |   |              |  |
| The compatibility or incompatibility of new development with neighboring uses shall be assessed using the following factors: |   |              |  |
| 1. Land use  | 5 | -2 -1 0 +1+2 |  |
| 2. Lot Coverage  | 3 | -2 -1 0 +1+2 |  |
| 3. Building bulk, height, and scale  | 2 | -2 -1 0 +1+2 |  |
| 4. Building materials  | 2 | -2 -1 0 +1+2 |  |
| <b>C. Structural Screening</b>   |   |              |  |
| 1. Screening of mechanical equipment and vents   | 3 | -2 -1 0 +1+2 |  |
| 2. Screening of outdoor mechanical equipment, storage parking and equipment or materials storage, and work areas             | 4 | -2 -1 0 +1+2 |  |
| <b>D. Landscaped Buffers</b>   |   |              |  |
| 1. Landscape buffering between different land uses.  | 2 | -2 -1 0 +1+2 |  |
| <b>E. Natural Vegetation</b>   |   |              |  |
| 1. Preservation of existing vegetation that acts as a buffer or significantly enhances the development.                      | 3 | -2 -1 0 +1+2 |  |
| <b>F. Local and National Historical Preservation</b>   |   |              |  |
| 1. Preservation of existing preserved area.  | 3 | -2 -1 0 +1+2 |  |
| 2. Developments potentially adversely affecting Historical Sites   | 4 | -2 -1 0 +1+2 |  |
| <b>Section 11-25 LOCAL ECONOMIC DEVELOPMENT</b>  |   |              |  |
| <b>A. Right to Farm</b>  |   |              |  |
| 1. Developments limiting the viability of existing agricultural uses   | 5 | -2 -1 0 +1+2 |  |
| <b>B. Diversification</b>  |   |              |  |
| 1. Creation of year-round, full-time employment  | 3 | 0+1+2        |  |
| <b>C. Urban Service Developments</b>   |   |              |  |
| 1. Developments that meet the criteria within the City's tier one Urban Service Area   | 4 | -2 -1 0      |  |
| 2. Developments that meet the criteria within the City's tier two Urban Reserve Area   | 2 | -2 -1 0      |  |
| <b>Section 11-30 SITE PLANNING, DESIGN, AND USE</b>  |   |              |  |
| <b>A. Mixed-use Developments</b>   |   |              |  |
| 1. Integration of compatible uses in mixed use developments  | 4 | -2 -1 0 +1+2 |  |

|   |   |              |              |
|---|---|--------------|--------------|
| <b>Section 11-35 COMMERCIAL AND INDUSTRIAL DEVELOPMENT</b>  |   |              |              |
| <b>A. Commercial and Industrial Development Pattern</b>   |   |              |              |
| 1. Developments clustered to share parking facilities and access points   | 4 | -2 -1 0 +1+2 |              |
| 2. Developments are encouraged to provide landscaped buffers between their structures and public roads  | 2 | -2 -1 0 +1+2 |              |
| <b>Section 11-40 SERVICES, CAPACITY, AND ACCESS</b>   |   |              |              |
| <b>A. Access to Adequate Roads</b>  |   |              |              |
| 1. Developments access to adequate roads  | 5 | -2 -1 0 +1+2 |              |
| 2. Dedication of sufficient right of way on deficient road  | 5 | -2 -1 0 +1+2 |              |
| <b>B. Emergency Services</b>  |   |              |              |
| 1. Developments serviceable by firefighting equipment   | 3 | -2 -1 0      |              |
| <b>Section 11-45 INTERNAL IMPROVEMENTS</b>  |   |              |              |
| <b>A. Water Systems</b>   |   |              |              |
| 1. All developments are encouraged to be served by a central water system that meets the requirements of a community public water system.                                 | 5 | -2 -1 0 +1+2 |              |
| 2. All central water systems are encouraged to include fire hydrants that are capable of delivering adequate firefighting pressures                                       | 3 | -2 -1 0 +1+2 |              |
| 3. Installation of dry hydrants with adequate access for firefighting equipment are encouraged in instances where there is no access to public or municipal water systems | 3 | -2 -1 0 +1+2 |              |
| <b>B. Oversize Mains</b>  |   |              |              |
| 1. Installation of oversize mains for future development.   | 4 | -2 -1 0 +1+2 |              |
|   |   |              | <b>TOTAL</b> |

CONDITIONS FOR APPROVAL APPLY (see minutes of meeting \_\_\_/\_\_\_/\_\_\_)

By signing this score sheet, I attest to the score as being correct as it was agreed and voted upon by the Christian County Planning and Zoning Commission during a public hearing.

\_\_\_\_\_  
 Planning & Zoning Administrator

\_\_\_\_\_  
 Date

# PERFORMANCE CRITERIA EVALUATION SCORE SHEET FOR SUBDIVIDING OF MIXED LAND USE

PROJECT SCORES FOR: \_\_\_\_\_

DATE: \_\_\_\_\_

| RELATIVE POLICIES<br>SCORE SHEET  | Importance<br>Factor | Performance<br>Rating | Policy<br>Score |
|---|----------------------|-----------------------|-----------------|
| <b>Section 11-10 WATER QUALITY</b>  |                      |                       |                 |
| <b>A. Erosion and Sedimentation Control</b>   |                      |                       |                 |
| 1. Developments are encouraged to minimize the area disturbed by construction activities at any one time.                                   | 3                    | -2 -1 0 +1+2          |                 |
| 2. Developments that will result in rates of erosion exceeding their site's soil loss tolerance are discouraged.                            | 3                    | -2 -1 0 +1+2          |                 |
| <b>B. Municipal Central Sewage Systems</b>  |                      |                       |                 |
| 1. Extension of municipal sewage systems to serve development.  | 5                    | -2 -1 0 +1+2          |                 |
| <b>Section 11-15 ENVIRONMENTAL POLICIES</b>   |                      |                       |                 |
| <b>A. Soils Limitations</b>   |                      |                       |                 |
| 1. Mitigation of soil limitations on development  | 1                    | -2 -1 0 +1+2          |                 |
| <b>B. Slopes</b>  |                      |                       |                 |
| 1. Developments on slopes of 30% + are discouraged.   | 5                    | -2 -1 0               |                 |
| <b>C. Wildlife Habitat and Fisheries</b>  |                      |                       |                 |
| 1. Developments potentially adversely affecting critical wildlife habitats or fisheries of statewide or national importance are discouraged | 4                    | -2 -1 0 +1+2          |                 |
| <b>D. Air Quality</b>   |                      |                       |                 |
| 1. Developments that will result in the degradation of existing air quality are discouraged   | 4                    | -2 -1 0 +1+2          |                 |
| <b>Section 11-20 LAND USE COMPATIBILITY</b>   |                      |                       |                 |
| <b>A. Off-Site Nuisances</b>  |                      |                       |                 |
| 1. Creating or increasing a potential or existing off-site nuisance   | 5                    | -2 -1 0               |                 |
| 2. Mitigation of potential or existing off-site nuisances   | 5                    | -2 -1 0 +1+2          |                 |
| <b>B. Compatibility Factors</b>   |                      |                       |                 |
| The compatibility or incompatibility of new development with neighboring uses shall be assessed using the following factors:                |                      |                       |                 |
| 1. Land use   | 5                    | -2 -1 0 +1+2          |                 |
| 2. Lot Coverage   | 3                    | -2 -1 0 +1+2          |                 |
| 3. Building bulk, height, and scale   | 2                    | -2 -1 0 +1+2          |                 |
| 4. Building materials   | 2                    | -2 -1 0 +1+2          |                 |

|  |   |              |  |
|--|---|--------------|--|
| <b>C. Structural Screening</b>   |   |              |  |
| 1. Screening of mechanical equipment and vents   | 3 | -2 -1 0 +1+2 |  |
| 2. Screening of outdoor mechanical equipment, storage parking and equipment or materials storage, and work areas     | 4 | -2 -1 0 +1+2 |  |
| <b>D. Landscaped Buffers</b>   |   |              |  |
| 1. Landscape buffering between different land uses.  | 2 | -2 -1 0 +1+2 |  |
| <b>E. Natural Vegetation</b>   |   |              |  |
| 1. Preservation of existing vegetation that acts as a buffer or significantly enhances the development.              | 3 | -2 -1 0 +1+2 |  |
| <b>F. Local and National Historical Preservation</b>   |   |              |  |
| 1. Preservation of existing preserved area.  | 3 | -2 -1 0 +1+2 |  |
| 2. Developments potentially adversely affecting Historical Sites   | 4 | -2 -1 0 +1+2 |  |
| <b>Section 11-25 LOCAL ECONOMIC DEVELOPMENT</b>  |   |              |  |
| <b>A. Right to Farm</b>  |   |              |  |
| 1. Developments limiting the viability of existing agricultural uses   | 5 | -2 -1 0 +1+2 |  |
| <b>B. Right to Operate</b>   |   |              |  |
| 1. Residential developments that could limit the viability of existing industrial or commercial uses are discouraged | 4 | -2 -1 0 +1+2 |  |
| <b>C. Diversification</b>  |   |              |  |
| 1. Creation of year-round, full-time employment  | 3 | 0+1+2        |  |
| <b>D. Urban Service Developments</b>   |   |              |  |
| 1. Developments that meet the criteria within the City's tier one Urban Service Area                                 | 4 | -2 -1 0      |  |
| 2. Developments that meet the criteria within the City's tier two Urban Reserve Area                                 | 2 | -2 -1 0      |  |
| <b>Section 11-30 SITE PLANNING, DESIGN, AND USE</b>  |   |              |  |
| <b>A. Residential Privacy</b>  |   |              |  |
| 1. Residential developments designed to promote rural character and residential privacy                              | 2 | -2 -1 0 +1+2 |  |
| <b>B. Mixed-use Developments</b>   |   |              |  |
| 1. Integration of compatible uses in mixed use developments  | 4 | -2 -1 0 +1+2 |  |
| <b>Section 11-35 COMMERCIAL AND INDUSTRIAL DEVELOPMENT</b>   |   |              |  |
| <b>A. Commercial and Industrial Development Pattern</b>  |   |              |  |
| 1. Developments clustered to share parking facilities and access points  | 4 | -2 -1 0 +1+2 |  |
| 2. Developments are encouraged to provide landscaped buffers between their structures and public roads               | 2 | -2 -1 0 +1+2 |  |
| <b>Section 11-40 SERVICES, CAPACITY, AND ACCESS</b>  |   |              |  |
| <b>A. Access to Adequate Roads</b>   |   |              |  |
| 1. Developments access to adequate roads   | 5 | -2 -1 0 +1+2 |  |
| 2. Dedication of sufficient right of way on deficient road   | 5 | -2 -1 0 +1+2 |  |

EFFECTIVE DATE; January 15, 2009

|   |   |    |    |        |
|---|---|----|----|--------|
| <b>B. Two Points of Ingress and Egress</b>  |   |    |    |        |
| 1. Two points of ingress and egress for developments of 4+ parcels  | 4 | -2 | -1 | 0      |
| <b>C. Emergency Services</b>  |   |    |    |        |
| 1. Developments serviceable by firefighting equipment   | 3 | -2 | -1 | 0      |
| <b>Section 11-45 INTERNAL IMPROVEMENTS</b>  |   |    |    |        |
| <b>A. Water Systems</b>   |   |    |    |        |
| 1. All developments are encouraged to be served by a central water system that meets the requirements of a community public water system.                                     | 5 | -2 | -1 | 0 +1+2 |
| 2. All central water systems are encouraged to include fire hydrants that are capable of delivering adequate firefighting pressures   | 3 | -2 | -1 | 0 +1+2 |
| 3. Installation of dry hydrants with adequate access for firefighting equipment are encouraged in instances where there is no access to public or municipal water systems     | 3 | -2 | -1 | 0 +1+2 |
| <b>B. Underground Utilities</b>   |   |    |    |        |
| 1. Installation of underground utilities (prior to any road completion)   | 3 | -2 | -1 | 0 +1+2 |
| <b>C. Oversize Mains</b>  |   |    |    |        |
| 1. Installation of oversize mains for future development.   | 4 | -2 | -1 | 0 +1+2 |
| <b>D. Pedestrian Circulation</b>  |   |    |    |        |
| 1. Developments are encouraged to provide a complete sidewalk system for pedestrian circulation and are encouraged to be separated from the roadway.                          | 2 | -2 | -1 | 0 +1+2 |
| <b>Section 11-50 OPEN SPACE - DENSITY</b>   |   |    |    |        |
| <b>A. Usable Open Space</b>   |   |    |    |        |
| 1. Developments with 25+ units at density of more than 1 unit/3 acres dedication of five percent open space for recreational use  | 4 | -2 | -1 | 0 +1+2 |
| <b>B. Recreational Use Trails</b>   |   |    |    |        |
| 1. Adequate recreational use trails provided.   | 2 | -2 | -1 | 0 +1+2 |
| <b>Section 11-55 SOLID WASTE DISPOSAL</b>   |   |    |    |        |
| A. All developments are encouraged to incorporate into restrictive covenants provisions that weekly solid waste service shall be maintained for each unit of the development. | 1 | -1 | +1 |        |
| <b>TOTAL</b>  |   |    |    |        |

CONDITIONS FOR APPROVAL APPLY (see minutes of meeting \_\_\_/\_\_\_/\_\_\_)

By signing this score sheet, I attest to the score as being correct as it was agreed and voted upon by the Christian County Planning and Zoning Commission during a public hearing.

\_\_\_\_\_  
Planning & Zoning Administrator

\_\_\_\_\_  
Date

EFFECTIVE DATE; January 15, 2009

# PERFORMANCE CRITERIA EVALUATION SCORE SHEET FOR TOWERS AND OFF-SITE ADVERTISEMENT SIGNS

PROJECT SCORES FOR: \_\_\_\_\_

DATE: \_\_\_\_\_

| RELATIVE POLICIES<br>SCORE SHEET  | Importance<br>Factor | Performance<br>Rating | Policy<br>Score |
|---|----------------------|-----------------------|-----------------|
| <b>Section 11-10 WATER QUALITY</b>  |                      |                       |                 |
| <b>A. Erosion and Sedimentation Control</b>   |                      |                       |                 |
| 1. Developments are encouraged to minimize the area disturbed by construction activities at any one time.                                   | 3                    | -2 -1 0 +1+2          |                 |
| 2. Developments that will result in rates of erosion exceeding their site's soil loss tolerance are discouraged.                            | 3                    | -2 -1 0 +1+2          |                 |
| <b>Section 11-15 ENVIRONMENTAL POLICIES</b>   |                      |                       |                 |
| <b>A. Soils Limitations</b>   |                      |                       |                 |
| 1. Mitigation of soil limitations on development  | 1                    | -2 -1 0 +1+2          |                 |
| <b>B. Slopes</b>  |                      |                       |                 |
| 1. Developments on slopes of 30% + are discouraged.   | 5                    | -2-1 0                |                 |
| <b>C. Wildlife Habitat and Fisheries</b>  |                      |                       |                 |
| 1. Developments potentially adversely affecting critical wildlife habitats or fisheries of statewide or national importance are discouraged | 4                    | -2 -1 0 +1+2          |                 |
| <b>Section 11-20 LAND USE COMPATIBILITY</b>   |                      |                       |                 |
| <b>A. Off-Site Nuisances</b>  |                      |                       |                 |
| 1. Creating or increasing a potential or existing off-site nuisance   | 5                    | -2-1 0                |                 |
| 2. Mitigation of potential or existing off-site nuisances   | 5                    | -2 -1 0 +1+2          |                 |
| <b>B. Compatibility Factors</b>   |                      |                       |                 |
| The compatibility or incompatibility of new development with neighboring uses shall be assessed using the following factors:                |                      |                       |                 |
| 1. Land use   | 5                    | -2 -1 0 +1+2          |                 |
| 2. Structure Lighting   | 3                    | -2 -1 0 +1+2          |                 |
| 3. Structure bulk, height, and scale  | 2                    | -2 -1 0 +1+2          |                 |
| 4. Structure materials  | 2                    | -2 -1 0 +1+2          |                 |
| <b>C. Structural Screening</b>  |                      |                       |                 |
| 1. Screening of mechanical equipment and vents  | 3                    | -2 -1 0 +1+2          |                 |
| 2. Screening of outdoor mechanical equipment, storage parking and equipment or materials storage, and work areas                            | 4                    | -2 -1 0 +1+2          |                 |

EFFECTIVE DATE; January 15, 2009

|   |   |              |  |
|---|---|--------------|--|
| <b>D. Landscaped Buffers</b>  |   |              |  |
| 1. Landscape buffering between different land uses.   | 2 | -2 -1 0 +1+2 |  |
| <b>E. Natural Vegetation</b>  |   |              |  |
| 1. Preservation of existing vegetation that acts as a buffer or significantly enhances the development. | 3 | -2 -1 0 +1+2 |  |
| <b>F. Local and National Historical Preservation</b>  |   |              |  |
| 1. Preservation of existing preserved area.   | 3 | -2 -1 0 +1+2 |  |
| 2. Developments potentially adversely affecting Historical Sites  | 4 | -2 -1 0 +1+2 |  |
| <b>Section 11-25 LOCAL ECONOMIC DEVELOPMENT</b>   |   |              |  |
| <b>C. Urban Service Developments</b>  |   |              |  |
| 1. Developments that meet the criteria within the City's tier one Urban Service Area                    | 4 | -2 -1 0      |  |
| 2. Developments that meet the criteria within the City's tier two Urban Reserve Area                    | 2 | -2 -1 0      |  |
| <b>Section 11-35 COMMERCIAL AND INDUSTRIAL DEVELOPMENT</b>  |   |              |  |
| <b>A. Commercial and Industrial Development Pattern</b>   |   |              |  |
| 1. Developments clustered to share parking facilities and access points                                 | 4 | -2 -1 0 +1+2 |  |
| 2. Developments are encouraged to provide landscaped buffers between their structures and public roads  | 2 | -2 -1 0 +1+2 |  |
| <b>Section 11-40 TOWER SERVICES, CAPACITY, AND ACCESS</b>   |   |              |  |
| <b>A. Access to Adequate Roads</b>  |   |              |  |
| 1. Developments access to adequate roads  | 5 | -2 -1 0 +1+2 |  |
| 2. Dedication of sufficient right of way on deficient road  | 5 | -2 -1 0 +1+2 |  |
| 3. Dedication of tower location for County Emergency Services   | 5 | -2 -1 0 +1+2 |  |
|   |   | <b>TOTAL</b> |  |

CONDITIONS FOR APPROVAL APPLY (see minutes of meeting \_\_\_/\_\_\_/\_\_\_)

By signing this score sheet, I attest to the score as being correct as it was agreed and voted upon by the Christian County Planning and Zoning Commission during a public hearing.

\_\_\_\_\_  
Planning & Zoning Administrator

\_\_\_\_\_  
Date