

SECTION 169

Performance Point Evaluation System

169.01 Purpose

The Performance Point Evaluation System is designed to ensure that projects which are permitted in zoning districts subject to approval of a Conditional Use Permit because of especially significant scale, design, or operating effects on their environments provide enhancements and design features which compensate for these effects. The system requires attainment of a specified number of Performance Points to qualify for issuance of a Conditional Use Permit. It further provides a variety of design features and enhancements to permit a developer considerable flexibility in choosing appropriate enhancements.

169.02 Application

The Performance Point Evaluation System applies to all uses which require a Conditional Use Permit in a given zoning district, as set forth by Table 168-2.

169.03 Performance Point Requirements

In order to receive a permit to proceed with development, projects must attain the number of Performance Points set forth in the following table. Intensity Rating references are indicated in the Use Matrix. Attainment of these points is a prerequisite for approval of a Conditional Use Permit by the Planning Commission. However, such attainment shall not limit the ability of the Planning Commission to make other appropriate requirements of a specific project.

Intensity Rating	Performance Point Requirement
L (Light)	10
M (Moderate)	20
H (High)	40
I (Intensive)	60

169.04 Project Evaluation

a. Projects shall be evaluated by the Planning Commission, which shall maintain a written record of the evaluation.

169.05 Evaluation Standards

a. Landscaped Areas

1. Base Standard: All projects must provide landscaping consistent with the Minimum Depth and Bufferyard Standards established by Section 173.

2. Performance Points: Projects earn one point for each foot of landscaping provided in addition to the minimum required standards.

b. Parking Lot Landscaping

1. Base Standard: All parking lots accommodating 20 or more cars shall provide interior landscaping equal to 5% of the paved area of the parking lot.

2. Performance Points: Projects earn points based on the following table:

<u>Points</u>	<u>Action</u>
0	Project meets minimum standards
5	Project provides 1.25 times the base standard for interior landscaping.
10	Project provides 1.50 times the base standard for interior landscaping.
15	Project provides 2.00 times the base standard for interior landscaping.

c. Trees

1. Base Standard: All projects must provide one tree of a species approved by the Planning Director for each 500 square feet of landscaping provided by the Landscaped Area Standards.

2. Performance Points: Projects earn points based on the following table:

<u>Points</u>	<u>Action</u>
0	Project meets minimum standards.
5	Project provides 1.25 times the base standard for tree planting.
10	Project provides 1.5 times the base standard for tree planting.
15	Project provides 1.75 times the base standard for tree planting.
20	Project provides 2 times the base standard for tree planting.

d. Signage

1. Base Standard: Projects must meet the sign requirement set forth in Section 175.

2. Performance Points: Projects earn points based on the following table:

<u>Points</u>	<u>Action</u>
0	Total sign area = 80% to 100% of permitted sign area.
5	Total sign area = 70% to 80% of permitted sign area.
10	Total sign area = 60% to 70% of permitted sign area.
15	Total sign area = 50% to 60% of permitted sign area.
20	Total sign area = Less than 50% of permitted sign area.

3. Projects which provide all signage as monument or ground signs earn an additional ten points. All such signs must be located outside of vision clearance zones.

e. Parking in Street Yard Facing Corridors

1. Base Standard: Projects must meet requirements indicated in the Development Regulations for individual districts.

2. Performance Points: Projects earn points based on the following table:

<u>Points</u>	<u>Action</u>
0	Meets minimum standards.
5	Reduces the amount of streetyard parking by 10% below district requirements.
10	Reduces the amount of streetyard parking by 20% below district requirements.
15	Reduces the amount of streetyard parking by 30% below district requirements.
20	Reduces the amount of streetyard parking by 40% below district requirements.

f. Impervious Coverage

1. Base Standard: Projects must meet requirements indicated in the Development Regulations for individual districts.

2. Performance Points: Projects earn points based on the following table:

<u>Points</u>	<u>Action</u>
0	Meets minimum standards
5	Reduces impervious coverage by 10% below district requirements.
10	Reduces impervious coverage by 20% below district requirements.
15	Reduces impervious coverage by 30% below district requirements.
20	Reduces impervious coverage by 40% below district requirements.

g. Building Articulation

1. Base Standard: No requirement

2. Performance Points: Projects earn points based on the following table:

<u>Points</u>	<u>Action</u>
5	Building provides a minimum offset of 5 feet for every 100 feet of length of the facade parallel to the corridor's major street.
10	Building provides a minimum offset of 5 feet for every 75 feet of length of the facade parallel to corridor's major street.
15	Building provides a minimum offset of 5 feet for every 50 feet of length of the facade parallel to the corridor's major street.

h. Building Materials

1. Base Standard: No requirement, except that any metal building proposed in a UC, CC, or DC district requires specific approval by the Planning commission.

2. Performance Points: Projects earn points based on the following table:

<u>Points</u>	<u>Action</u>
0-15	Use of brick or building stone in the facade of buildings. Scores vary according to the amount of these materials and their integration with other building materials.

i. Use of Pitched or Gabled Roofs

<u>Points</u>	<u>Action</u>
0-10	Highest score is provided if 75% to 100% of the roof area of the building is accounted for by roofs with a minimum roof pitch of 1:5.