



TOWN OF LITTLE ELM

Land Development Code
(LDC)

Kickoff July 2024

AGENDA

- Introducing the Project Team
- Why update the land development ordinances (Chapters 106 and 107)?
- How will the new ordinance be drafted?
- What are some key project issues?
- Questions and discussion

PROJECT TEAM



Development Services Department

CLARION

olsson



Matt Goebel,
AICP

DIRECTOR
Project Manager



Paul Donegan,
AICP

SENIOR ASSOCIATE
Assistant Project
Manager



Holly White

DESIGN LEAD
Graphics &
Marketing



Vivian Fung,
AICP

SENIOR PLANNER
Outreach, Code Graphics, Code Testing



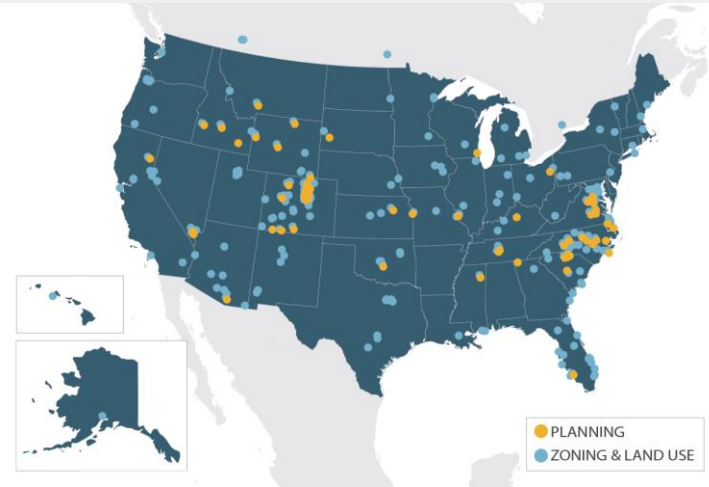
Brennan Kane,
Assoc. AIA

TECHNICAL LEADER

CLARION ASSOCIATES

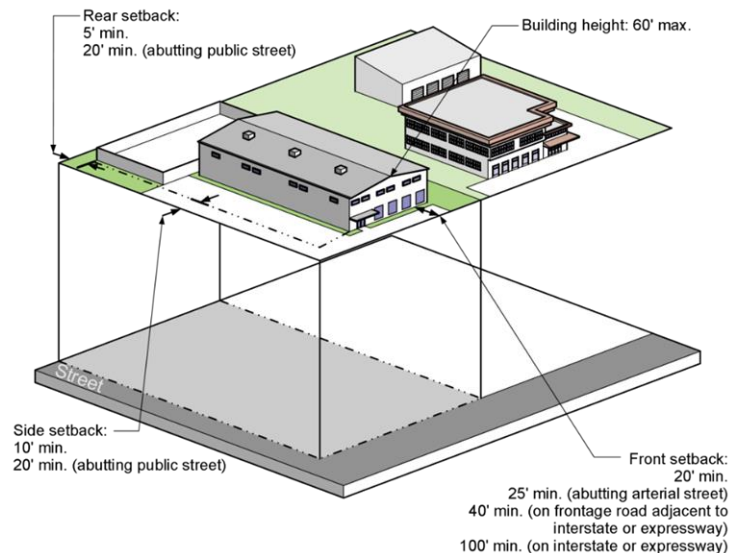


- National consulting practice with 30+ years experience
- Multi-disciplinary: Planners, attorneys, designers, and landscape architects
- Offices in Denver and Chapel Hill
- Focus on plan implementation and user-friendliness
- Innovative codes integrating traditional and form-based approaches
- Sample Texas experience: Arlington, Austin, Addison, Denton, McKinney, New Braunfels, Rowlett, San Antonio, Sugar Land



What are the Land Development Ordinances?

- Chapter 106 (Zoning), Chapter 107 (Subdivision), Chapter 86 (Signs)
- Rules for how development should occur in Little Elm
- Procedures for subdividing property or undertaking a larger development project
- Tools for implementing the Comprehensive Plan and other plans



Why Rewrite the Ordinances?

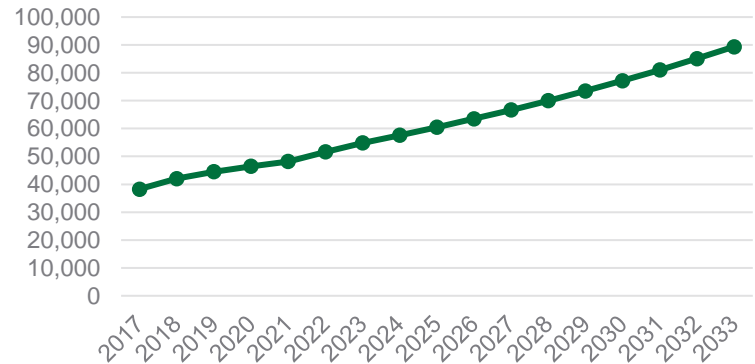
Little Elm has:

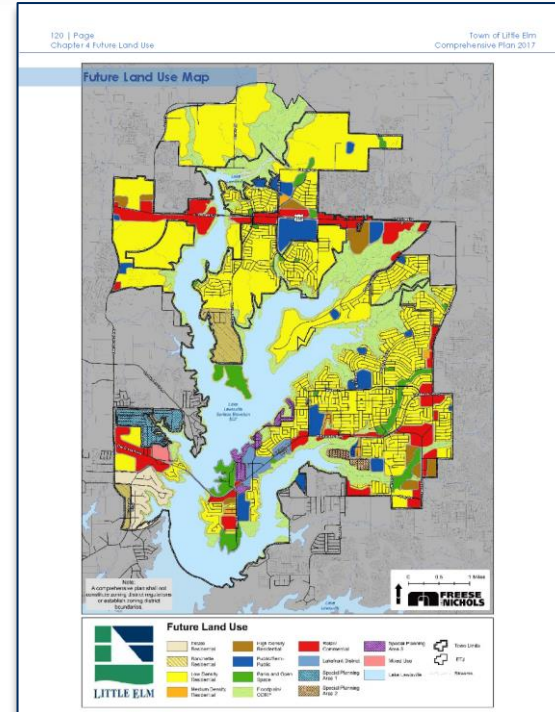
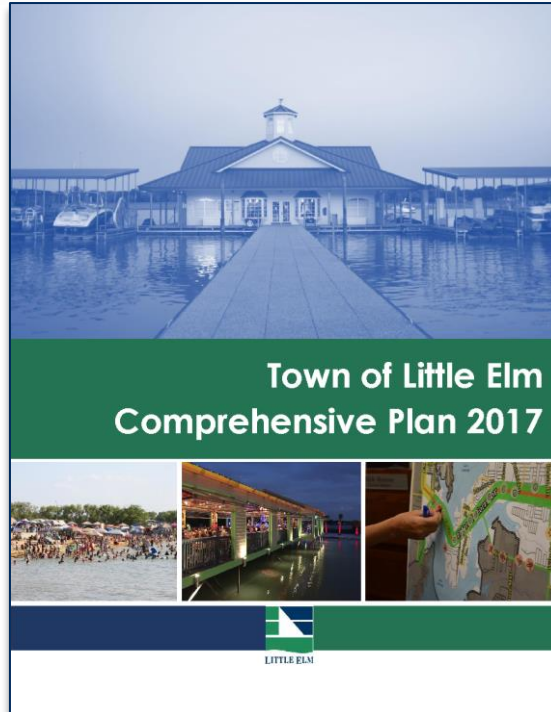
- An older code
- Recent policy direction (2017 Comp Plan; 2024 updates; small-area plans)
- New state laws
- Rapid growth and change (5%)

A new code can:

- Make growth more predictable for current residents and developers
- Make the code easier to understand and easier to use
- Align with Little Elm core values: Alignment with Town's Core Values: customer service, integrity, efficiency, innovation
- Better implement the Comprehensive Plan

Little Elm Population Trends, 2017-2033







**How will the New
Unified Code be Drafted?**

Project Timeline

1

Project Initiation &
Management

Jun-Aug 2024

Background Research

Stakeholder Interviews

2

Code Diagnostic
Assessment

Jul-Oct 2024

Draft Code Assessment

3

Draft New Unified LDC

Oct 2024-Oct 2025

Districts & Uses

Development Stds.

Administration &
Procedures

Consolidated Draft

4

LDC Presentation &
Adoption

Apr 2025-Jan 2026

Adoption Draft

Public Meetings

Final LDC

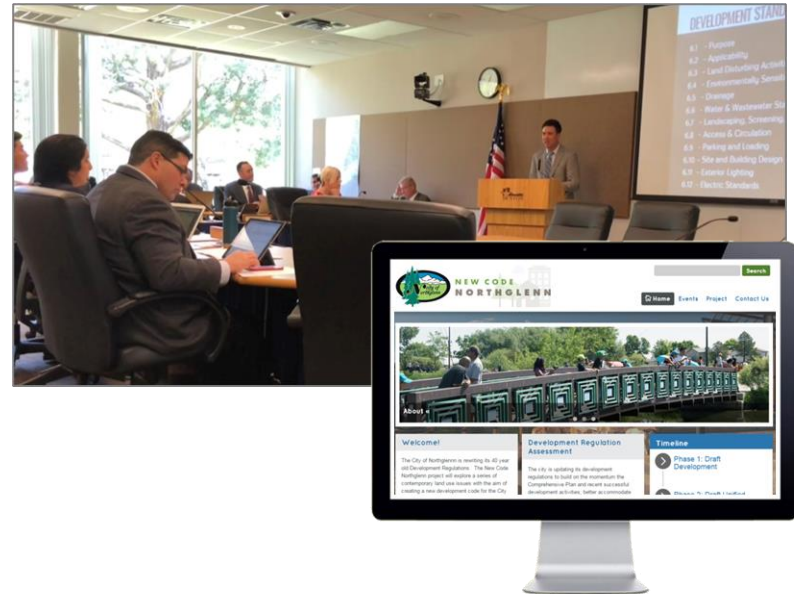
Opportunities for input

Engage at project milestones

- Project kickoff
- Assessment and annotated outline
- Public draft for each phase
- Consolidated and Adoption drafts

Offer multiple methods of participation

- In-person interviews and presentations
- Virtual meetings, surveys
- Social media and website



Key stakeholder groups

Members of the community

Project Team and other Town staff

Economic Development Corporation (EDC)

Planning and Zoning Commission (P&Z)

Town Council

Other Boards and Committees

Development/business community



Key Issues

Organized & Clear

2.10. RM-3: High-Density Multifamily³⁸

A. Purpose

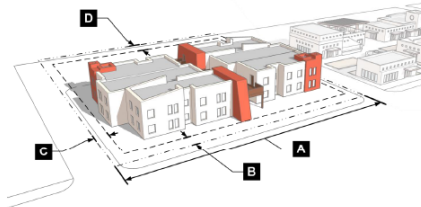
The RM-3 district is intended to accommodate high-density multifamily residential uses, with limited single-family uses and duplexes. The RM-3 district may include limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between other multifamily and commercial or mixed-use zoning districts.

B. RM-3 Lot and Building Standards

Lot Standards		Other Standards	Location in LDC
A	Width (minimum)	Measurements and Exceptions	Section 2.23
	Area (minimum)	Use-Specific Standards	Section 3.3
	Density (maximum)	Off-Street Parking	Section 5.5
		Landscape, Buffering	Section 5.6
		Site and Building Design	Section 5.7
B	Front		
C	Side [4]		
D	Rear		
	Height		
	Building height	See 2.23.D	
	Impervious Coverage (maximum)		
	Building coverage	40 percent [40]	
	Total coverage	70 percent	

C. Other Standards

Other Standards		Location in LDC
	Measurements and Exceptions	Section 2.23
	Use-Specific Standards	Section 3.3
	Off-Street Parking	Section 5.5
	Landscape, Buffering	Section 5.6
	Site and Building Design	Section 5.7
	Notes:	
	(1) Currently 23,780 sq. ft. (1/2 acre)	
	(2) Currently 20 feet	
	(3) Did not vary toward the side setback abutting a street, which is currently 25 feet	
	(4) Currently 20 feet	
	(5) Currently 25 feet	
	(6) Currently 25 percent	



³⁸ This district is carried forward from the current RM-3 district.

³⁹ The current lot size requirement can act as a barrier to achieving higher densities than the lower intensity districts RM-1 and RM-2.

⁴⁰ A shallower setback will encourage more walkable and dense development in key areas throughout the city.

⁴¹ Revised to match the proposed limits in the RM-1 and RM-2 districts.

Article 8: Administration and Procedures

8.2 Summary Table of Review Procedures | 7.4.6. Required Improvements for Subdivisions/OP

Table 8.1
Summary of Development Review Procedures

KEY: R = Review and Recommendation D = Review and Decision A = Appeal ✓ = Required < = Public Hearing Required									
Procedure	Code Reference	Notice		Pre-Application Conference	Review and Decision-Making Bodies				Board of Adjustment
		Required	Written		Staff	Historic Presv. Comm.	Planning & Zoning Comm.	City Council	
Development Permits									
Development	8.4	✓	✓	✓	D [1]		< A >		
Minor	8.4	✓	✓	✓	R	< R > [2]	< D >	< A >	
Conditional Use Permit	8.4.B	✓	✓	✓	R	< R > [2]	< D >	< A >	
Single-Family Residential	8.4.C				D			< A >	
Temporary Use Permit	8.4.D			< [2] >	D			< A >	
Subdivision Procedures									
Preliminary Plat	8.5.A	✓	✓	✓	R		< R >	< D >	
Final Plat	8.5.B				R		< D >		
Land Division or Combination	8.5.C				D			< A >	
Reversion to Acreage	8.5.E	✓	✓	✓	R		< R >	< D >	
Ordinance Amendments									
Rezonning	8.6.A	✓	✓	✓	R	< R > [3]	< R >	< D >	
Reverting to Planned Development (PPD)	8.6.B	✓	✓	✓	R		< R >	< D >	
Code Amendment (Text)	8.6.C	✓	✓	< [4] >	R		< R >	< D >	
Historic Preservation Procedures									
Historic Landmark Designation	8.7.A	✓	✓	✓	R	< D >		< A >	
Historic District Designation	8.7.C	✓	✓	✓	R	< R >	< R >	< D >	
Certificate of Appropriateness	8.7.D	✓	✓	✓	R	< D >		< A >	
Certificate of No Effect	8.7.D				D [5]				
Flexibility and Relief									
Variance	8.8.A	✓	✓	✓	R			< D >	
Minor Modification	8.8.C	✓	✓	✓	As required for associated application				
Appeal	8.8.C	✓	✓	✓	As indicated in table above				
Special Exception	8.8.D	✓	✓	✓	R		< D >		

Notes:

[1] The Director may refer minor development review applications to the Planning and Zoning Commission.

[2] A pre-application conference is required for some types of temporary use permit applications; see 8.4.D.

[3] Apply only in historic districts or for designated historic properties.

[4] Pre-application meetings are required only for text amendments proposed by an applicant, not staff.

[5] HPC Chair or designee and Staff make the determination regarding a Certificate of No Effect.

Article 8: Administration and Procedures 8.4 Development Permits | 8.4.B. Conditional Use Permit

B. Conditional Use Permit

Commentary

This section is based generally on the existing Section 402, but the current language has been rewritten to refer to the new common procedures and remove unnecessary material that is now covered in the common procedures.

(1) Purpose

The conditional use permit procedure provides a mechanism for the City to evaluate proposed land uses that are generally characterized by infrequency of use, high degree of traffic generation, and/or requirement of a large land area.⁴⁰⁰ This procedure is intended to ensure compatibility of such uses with surrounding areas and that adequate mitigation is provided for anticipated impacts.

(2) Applicability

A conditional use permit is required for the establishment of certain land uses as specified in Table 3.1, *Table of Allowed Uses*. Approval of a new conditional use permit is also required for modification or expansion of an existing conditional use.

(3) Application Submittal and Review Procedure

Figure 8-4 identifies the applicable steps from 8.3, *Common Review Procedures*, that apply to the review of conditional use permits. Additions or modifications to the common review procedures are noted below.

Figure 8-4: Conditional Use Permit



a. Pre-Application Meeting

A pre-application meeting shall be held in accordance with 8.3.B, *Pre-Application Meeting*.

b. Application Submittal and Handling⁴⁰¹

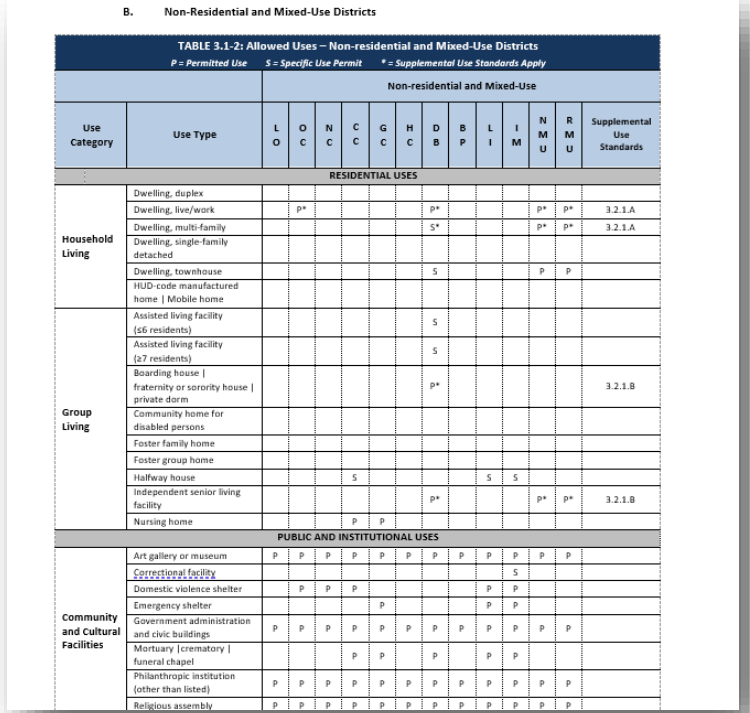
The conditional use permit application shall be submitted, accepted, and reviewed, and may be withdrawn, in accordance with 8.3.C, *Application Submittal and Handling*.

⁴⁰⁰ New purpose statement.

⁴⁰¹ This language is from ARS 9-462.01.C.1.

⁴⁰² Submittals removed to bin file for Administrative Manual.

- Zoning Districts and Uses
 - Development Standards
 - Administration and Procedures
-
- The diagram illustrates a site plan for a building and its surrounding areas. The building is a large, light gray rectangle with a smaller, darker gray rectangle inside it, labeled "Building". The building is surrounded by a light blue area representing landscaping, with several dark blue circular shapes representing trees. The site is divided into sections labeled A through G. Section A is a small rectangular area at the top right. Section B is a small rectangular area at the top left. Section C is a large rectangular area in the center, containing the building. Section D is a large rectangular area at the bottom right, containing a parking lot with several white rectangular spaces. Section E is a small rectangular area at the bottom left. Section F is a small rectangular area at the bottom center. Section G is a small rectangular area at the bottom right, adjacent to the parking lot. The entire site is enclosed by a light blue border representing a sidewalk or road.

[illegible]



Questions & Discussion

Any other questions about the project scope or process?

Participate in the Process!



LITTLE ELM
Land Development Code

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WEBSITE

COMING
SOON

JOIN US!

LittleElmLDC.org



Keep up-to-date on the
project through the City's
social media accounts