

	Criteria	Description	Proposed by Applicant	-4	-2	0	2	4	6	8
1	Occupiable Front Porch	Front porches of at least 50 square feet based on percentage of total units. 100% of homes is the standard.		0			75%			Greater than 75%
2	Crawl/Basement Any Height	Crawl or basement on all homes of 24" height.								Yes
	Slab	All houses are on slabs with height of decorative masonry veneer around home.					12"	18"	24"	
	24" Slab					Front Only	Front and Sides			
	18" Slab				Front Only	Front and Sides				
	Less than or Equal to 12" Slab			Front Only	Front and Sides					
	Slab Only (no height)			Yes						
3	Brick Façade	Siding of brick; no aluminum or vinly siding except as trim, windows/doors or overhangs on all sides								All Sides
	Mixture of Materials	Siding of brick, stone, stucco, hardie board; no aluminum or vinly siding except as trim, windows/doors or overhangs; mixed materials		Front Only			Front and Sides		All Sides	
4	Lot Size	Variety of lots sizes in development.		1		2-3		4-5		6 or more
5	Variety in elevations	Providing variety in elevations		1		2-3		4-5		6 or more
6	House Size	Average heated square footage of units. Notes should be reflected on plan.		Less than 1,200 s.f.		1,200 to 1,600 s.f.		1,600-2,000 s.f.		Greater than 2,000 s.f.
7	Usable Open Space	1 acre of usable open space in the form a recreational amenity for every 20 homes; includes paved greenways to City standard, playing fields or courts and or playground; # of Unit/20 = req. UOS times Ratio		Ratio less than 0.5 acre/20 homes	Ratio of 0.5 acre/20 homes	Ratio of 1 acre/20 homes			Ratio of 1.5 acre/20 homes	Ratio of 2 acres/20 homes or more
8	Tree Preservation	Consideration of only site grading needed to construct streets, sidewalks, utilities, building pads and a clear zone around the foundation. If site has already been cleared from previous project, then zero points.		No						Yes
9	Decorative Lighting	Low level decorative street lighting at a minimum of every 200'. However, additional lighting may be used in appropriate cases in development.				No				Yes
10	Garage Doors Facing Street	Garage doors facing the street should be minimized based on 20% maximum percentage of lots in Vision Plan.		60% or more		50% max		40% max		20% max
11	Garage Doors Aesthetics	Garage doors will provide windows, paneling, carriage style design and other treatments.		No						Yes
12	Garage Offsets	Garage face extends past front door of home towards road. Does not include side loaded garages in front of face of home.		More than 2'			2' or less			Garages are setback from plane of home.
13	Stream Buffers/Water Quality	100 foot undisturbed buffer strip along both sides of all creeks, rivers or lakes. This set aside only counts if a trail to City standard is built within the buffer strip; credit of 1 acre of open space for every 2000 LF of trail. If not any streams then get zero points.		25'		50'		75'		100' or greater
14	Wooded Site	Retain percentage of site in its preconstruction condition. Zero points if cleared by previous project.		Less than 5%	5%	10%	15%	20%	25%	30%
15	TIA mitigation	Mitigation of all transportation impacts caused by proposed development. If no TIA required, then zero points.		No						Yes
16	Street Maintenance by HOA	Will street network be privately maintained?		No						Yes

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17	Fire Safety	Should have more than one vehicular entry and exit point. Are they meeting Fire Standards if one entry?		No						Yes
18	Greenways	If property is in an area where a planned greenway, then greenway required to be built. If property is adjacent to an existing greenway, the new property must connect to the existing, abutting trail.		No		No planned Greenway				Yes
19	Annexation Proximity	Does the development propose contiguous or non-contiguous annexation?		Non-contiguous						Contiguous
20	Mixed-Use Residential	Sustainable mixture of residential land uses (Single Family detached; Age Restricted; Townhomes; Apartments)		1		2		3		4
	Mixed-Use Residential and Commercial	Sustainable mixture of residential and commercial land uses								Yes
21	Intensity vs. Density	Distributing density to prevent intensity in unwarranted areas. Does density follow Future Land Use Map?		No						Yes
22	Driveways	Maximum driveway widths of 12' within 20' of the street if side loaded garages are present.		No						Yes
23	County Planning/GCL MPO/School System	Coordination and/or support by county		No						Yes
24	Street Trees	Street trees provided throughout development and maintained by HOA.		Greater than 60'			40' to 60' on center			40' on center
25	Plan Consistency	Consistent with Strategic Vision Plan, Land Use Plan and other City adopted plans.		No						Yes
SCORE:			0							

Very Good	90 or >
Good	80-89
Fair	70-79
Poor	< than 70

Maximum total Score: 200 points  
Minimum total Score: -100 points