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**Gated Communities Ordinance
Planning Commission Survey**

September 28, 2009

Please answer the questions as thoroughly as possible and bring with you for discussion at the September 28, 2009, Planning Commission meeting.

1. Should a maximum/minimum number of units/lots be allowed within Gated Communities?
If so what would be the determining factor(s)? _____

a. Would zoning be a determining factor i.e. Multi-Family Residential (RM) only and if so which?

b. Would location be a determining factor e.g. west of Hwy 41 etc. _____

c. Would parcels already having limited accessibility such as those abutting a waterway (Lemoore Canal), railroad, highways etc be considered? _____

2. Should there be specific density guidelines for Gated Communities? _____

3. Should additional and/or specific amenities be required for Gated Communities i.e. community gardens, walkways and trails, recreation areas, storm water control areas etc.? _____

4. Should Gated Communities be considered only as a Planned Unit Development (PUD)? _____

5. Should density bonuses be considered if certain amenities are included i.e. detached garages, solar panels and/or other passive/active energy efficiency applications, six-foot wide sidewalks throughout, updated architectural features etc? _____

6. Should all housing developments with existing private roads, including those designed specifically for seniors, be given the option to become gated regardless of zoning district? If so, should additional standards be required for these communities not located within a PUD? _____

7. Should gated communities be allowed within the West Side Planning Area (west of Hwy 41)? If so, should density bonuses and amenities be omitted within this area or should they also apply and be considered? _____

8 Should there be specific standards applicable for gated communities: _____

a. Gate standards _____

b. If gate is not operating properly or in disrepair will there be a time frame for addressing this matter and/or consequences if not addressed. _____

c. Architectural design features _____

e. Pedestrian flow etc.. _____

8 What specifically would Planning Commission/Council Members like to accomplish with Gated Communities Ordinance? _____

(If additional paper is used to complete this feedback form please attach them to the form)