

## **I. SMARTGROWTH ANALYSIS PURPOSE**

The SMARTGrowth Analysis provides a critical linkage between the Master Plan process and the consideration of zoning and/or actual development for the purpose of ensuring that each proposed master plan application, zoning application, development plan, record plat or site plan is evaluated within the context of its impact upon the community with the analysis focusing on issues of community-wide concern identified in the Master Plan. In terms of its integration into the Town's land development process, the SMARTGrowth Program through use of the SMARTGrowth Analysis forms a bridge or linkage between the Master Plan and the site-specific or project-specific zoning regulations in the Land Development Code, creating a project-specific analysis within the context of community impacts.

The SMARTGrowth Analysis required shall apply to and occur in conjunction with all applications for Master Plan amendments, zoning amendments, development plans, record plats and/or site plans, where applicable filed after February 17, 2000 and as amended on July 15, 2002. The SMARTGrowth Analysis referenced herein shall not be applicable to minor plats, amended plats, replats that do not increase density, or for institutional or civic uses. Relative to process, the SMARTGrowth Analysis shall be included as part of the planning analysis provided for a master plan amendment, zoning amendment, development plan, non-residential site plan, or record plat and as such, requires approval through procedures set forth by the Town's Land Development Code and State Law.

## **II. SMARTGROWTH CRITERIA PURPOSE AND OBJECTIVES**

SMARTGrowth Criteria effectuate the community vision and values embodied in the Flower Mound Master Plan by translating them into constitutive development criteria to evaluate the community-wide impacts of development applications and projects for the purpose of ensuring that development occurs in a manner that contributes to the accomplishment of community character and quality of life objectives. There are two general types of SMARTGrowth Criteria used in the SMARTGrowth Program:

- a. Regulatory
- b. Incentive

The SMARTGrowth Criteria have also been grouped into six general categories, as follows: adequate public infrastructure, adequate public facilities, adequate public services, economic development, environmental quality, and community character.

In applying the SMARTGrowth Analysis to a specific development application or project, a “pass-fail” evaluation will be utilized to determine compliance with each criterion. In other words, for a development application or project to attain compliance with the SMARTGrowth Program (ensuring that it contributes to community character and quality of life objectives), it must be evaluated as “passing” or complying with each applicable SMARTGrowth Criterion at each applicable step in the development process. Otherwise, it will “fail” and be denied until such time as compliance is or can be attained.