

PLANNING AND ZONING HEARING
CONSERVATION SUBDIVISION REVISIONS

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CONSERVATION SUBDIVISION LAND DEVELOPMENT CODE REVISION COMMENTS

- Page 7.11.6 Par 3 Site Visits
 - Allow Tier 1 property owners to participate in the site visit and notify them of the impending Preliminary Plan
 - Rationale: Neighborhood meeting is too late to involve the community into the planning process
- 7.11.6 Conservation Areas
 - Areas identified in Paragraphs A&B need to first be established as Conservation Areas on the site and removed from further consideration. These areas should be designated as “Unbuildable”
 - An additional 30% of the remaining acreage must be identified to qualify as a Conservation Neighborhood (R-4 and R-5; 60% in R-R and R-3 Zoning Districts)
 - Rationale: Double counting Conservation Areas to qualify

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- 7.11.6.C Conservation Area Design Review Standards
 - 7.11.6.C.3 Structures and improvements for storm drainage, sewage treatment and water supply will NOT be located in the Conservation Area Land
 - Rationale: Potential for pollution and sewage spills and destruction to Conservation Areas
- 7.11.9 Technical Standards for Conservation Subdivisions
 - 7.11.9.B.2 Tree canopy and Woodland Protection Areas (WPA)
 - Minimum required is 25% (per LDC Chapter 10)
 - Mayor's goal is 45%
 - WPA should be designated "Unbuildable" Conservation Areas and lot bonus should be decreased if disturbed
 - Rationale: Removing/replacing tree canopy is not conservation

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- 7.11.9 Technical Standards for Conservation Subdivisions
 - 7.11.9.C Dimensional Standards Table
 - Minimum lot size for R-4 District should remain at 5500 square feet and for R-5 District should remain 4500 square feet
 - Rationale: Creates a density of almost twice that is in the current Zoning District
 - No Attached/Semi-Detached homes allowed in Zoning Districts R-2, R-3 and R-5. They should be restricted to R-5 only
 - Rationale: Reduces average size to 1500 square feet which significantly increases density to almost 30 homes per acre in R-4 Zoning District, 6 times the current number allowed. Entire column was added and should be deleted.

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- 7.11.9 Technical Standards for Conservation Subdivisions
- 7.11.9.D Building and Lot Design Standards
 - 7.11.9.D.2 Rear facades shall not be permitted to be orientated to existing or proposed streets and shall not be permitted to be orientated towards Conservation Areas. Lots should face Conservation Areas
 - Rationale: Back yards need to be non-visible from the streets and designed so Conservation Areas are not encroached upon.

QUESTIONS AND COMMENTS