

# UDO Advisory Committee

## Conservation Residential Development

# Conservation Residential Development Option

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## *(Proposed Revised Language)*

A conservation residential development permits a reduction in minimum lot size in exchange for the **provision and conservation of green area and common open space** beyond the requirements of this Ordinance.

## *(Proposed Additional Language)*

### **Purpose:**

The purpose of the conservation residential development standards is to **protect open space and/or natural resources and features** through alternative development standards.

## *(Proposed Additional Language)*

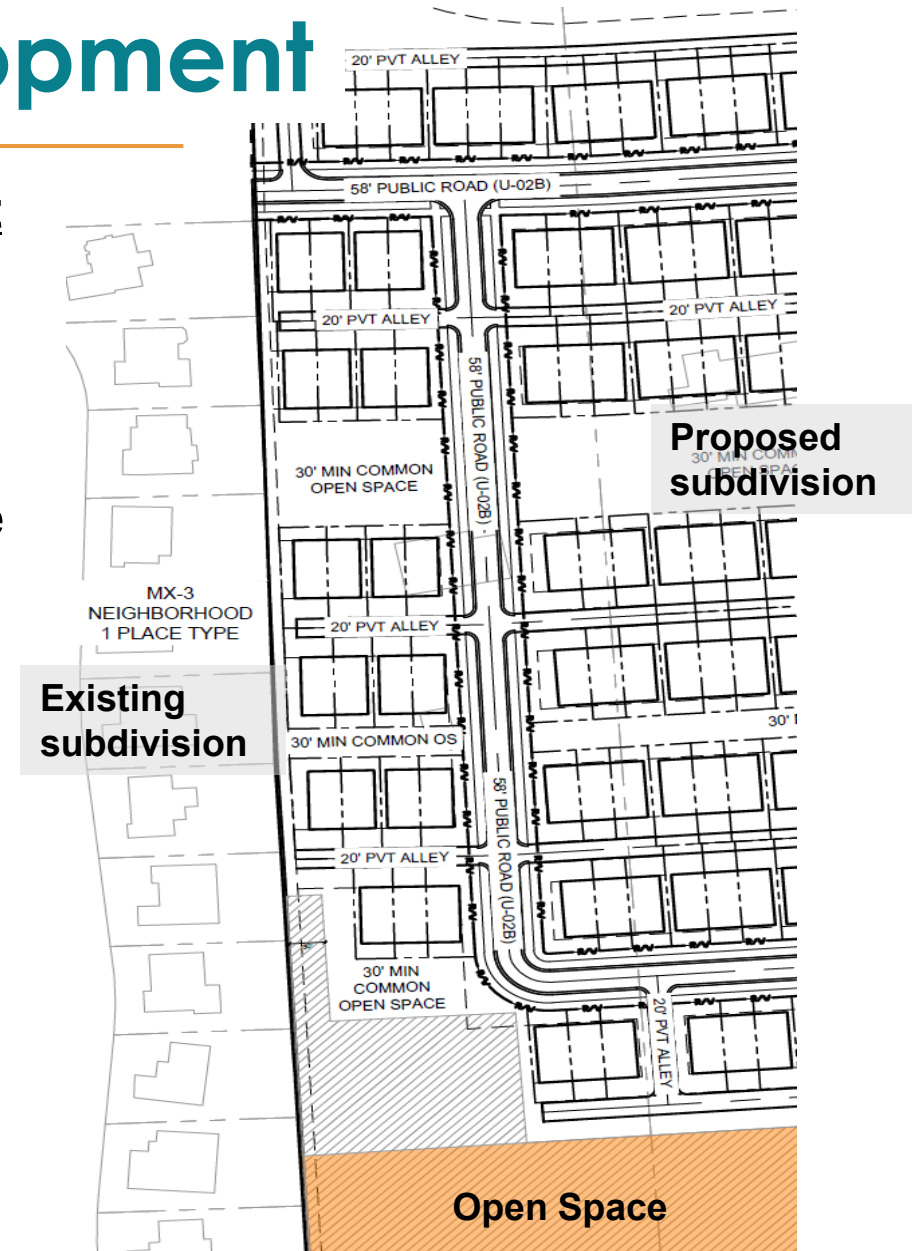
### **Intent:**

The intent of the Conservation Residential Development standards of this Article is to emphasize the importance of the **conservation of natural areas** and important habitats, enhance surface water quality, **maintain and enhance the tree canopy**, **protect natural areas**, and **provide useable common open space** for residents.



# Conservation Residential Development

- A Conservation Residential Development is a **development option available** in the UDO in some Neighborhood 1 zoning districts
- Conservation residential developments allow for a **50% reduction in lot size** in exchange for additional open space
- **90% of subdivisions submitted** post-UDO are using conservation residential development standards
- **Staff Proposes:**
  - Increase the **quality** and **quantity** of open space requirements
  - Increase **transitions** and **public street** requirements



# Conservation Residential Development Concerns

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- **Quantity of green area (tree save)/common open space** not an adequate trade-off for a significant reduction in minimum lot sizes
  - o Some green area/tree save placed on private lots instead of in common areas
- Quality of common open space doesn't support the intent of **adding usable open space**
  - o Lots facing onto **stormwater facilities**
  - o Lots facing onto **narrow open spaces at edge of development**
  - o **Long narrow open spaces** with buildings facing onto them
  - o Lack of clear commitment to **quality usable common open space**
- **Inadequate or missing transition** between conservation development (small lots with triplexes) and abutting properties
- Access frequently provided by **alleys/driveways instead of public streets**
  - o Potential issues for **emergency access**
  - o Lack of full **sidewalk** system and **street trees**
  - o **Multiple driveways close to each other** not allowing on-street parking and quality pedestrian system
  - o Not serviced by County **solid waste/recycling**
  - o Alleys provided as **primary access**



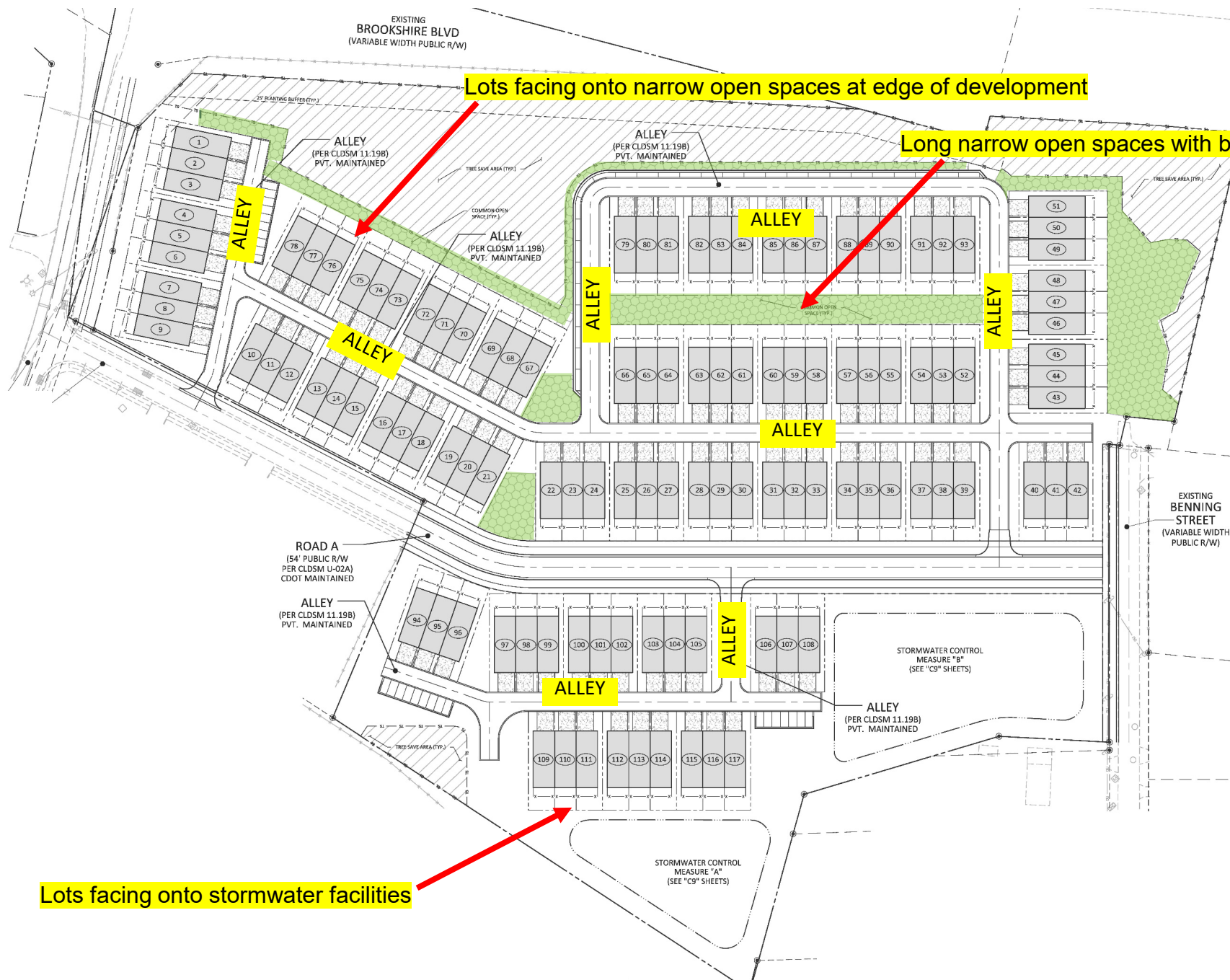
# UDO Advisory Committee (UAC) Comments

- **Mix of responses** from UAC members
- Some members want to **maintain the additional density**, and some members want **higher standards**
- Staff will discuss **recommended changes** with UAC during March meetings

*"It's difficult for me to advocate support or opposition on this topic without seeing actual language. I'm for good development. I'm also for making housing affordable/attainable for those seeking it."*

*"Increased setback buffers and tree save areas should be integrated to improve transitions between densities and housing types."*

*"To change open space requirements and transition areas will increase costs and reduce density...that will impair the fundamental charge of the 2040 Comp Plan, which was to create equity in housing by making affordable/attainable housing more abundant."*



Lots facing onto narrow open spaces at edge of development

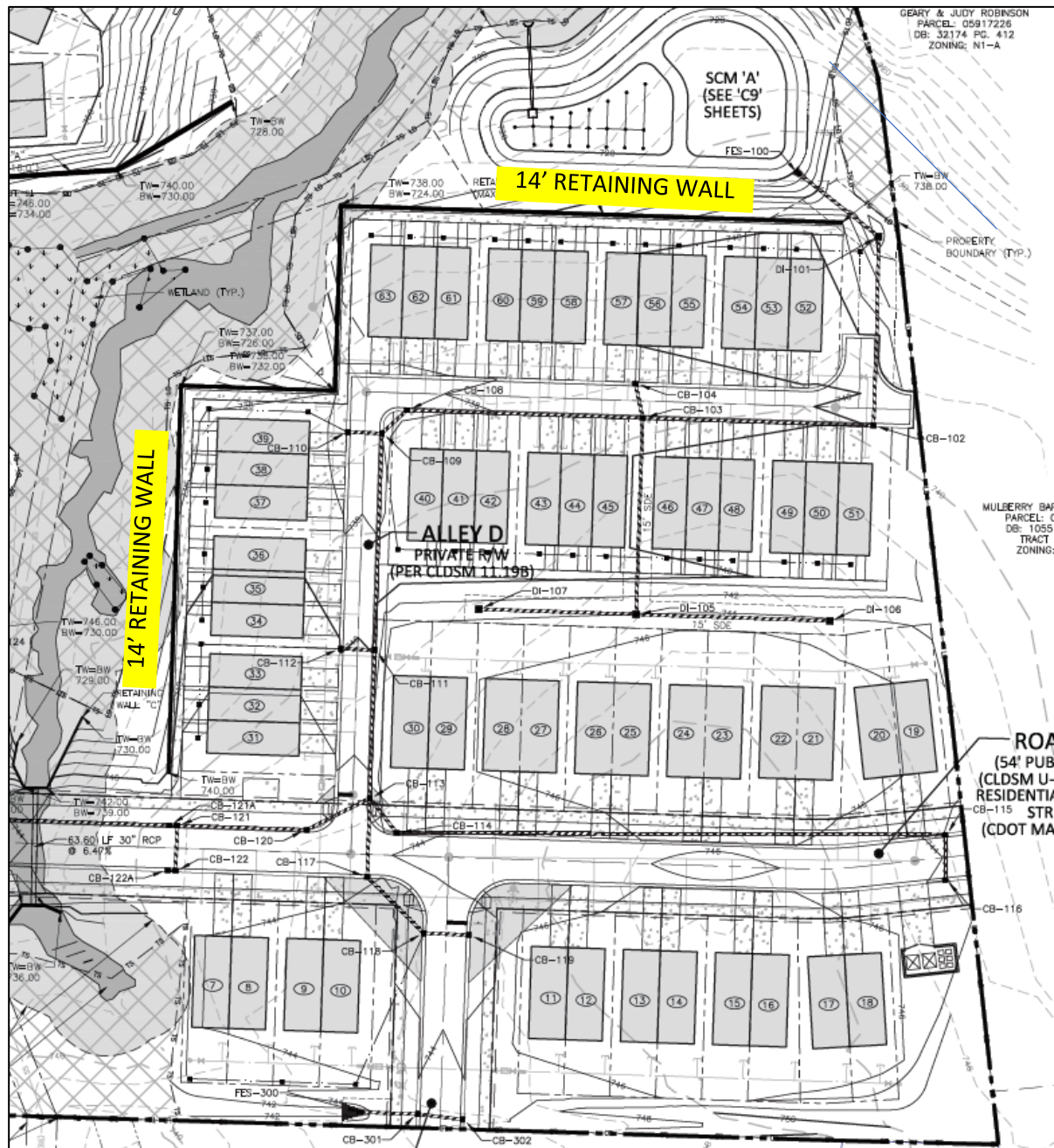
Long narrow open spaces with buildings facing onto them

# Areas of Concern

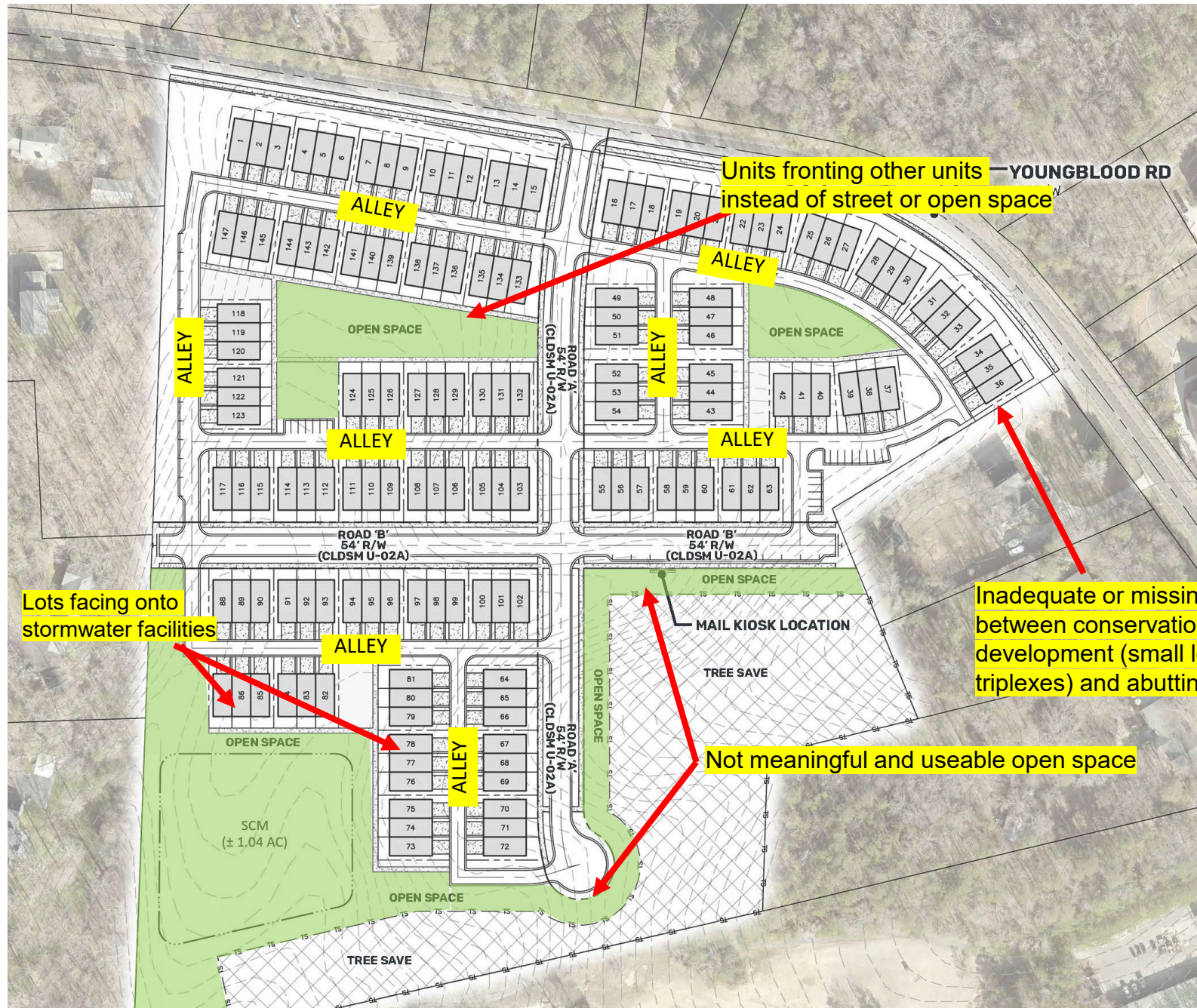
- **Quality of common open space** doesn't support the intent of adding **usable open space**
- Access frequently provided by **alleys/driveways** instead of **public streets**
  - Potential issues for **emergency access**
  - Lack of full **sidewalk** system and **street trees**
  - **Multiple driveways close to each other**, not allowing on-street parking and quality pedestrian system
  - **Alleys provided as primary access**

Lots facing onto stormwater facilities









## Areas of Concern

Quality of common open space doesn't support the intent of adding **usable** open space

Less frequently provided **alleys/driveways** lead of public streets

Potential issues for **emergency access**

Lack of full **sidewalk** system and **street trees**

**multiple driveways** close to each other, not on-street parking and quality pedestrian system

**Alleys** provided as primary access

Units fronting other units instead of street or open space

Inadequate or missing transition between conservation development (small lots with triplexes) and abutting properties

Not meaningful and useable open space

Lots facing onto stormwater facilities



## Areas of Concern

### ➤ Access frequently provided by alleys/driveways instead of public streets

- Potential issues for **emergency access**
- Lack of full **sidewalk** system and **street trees**
- **Multiple driveways close to each other**, not allowing on-street parking and quality pedestrian system
- **Alleys provided as primary access**

Driveways exceed 40% of lot width

Inadequate or missing transition between conservation development (small lots with triplexes) and abutting properties





PROPOSED RESIDENTIAL  
BOWEN 4, LLC  
D.B. 32480, PG. 874  
M.B. 36, PG. 846  
PIN: 029-621-49

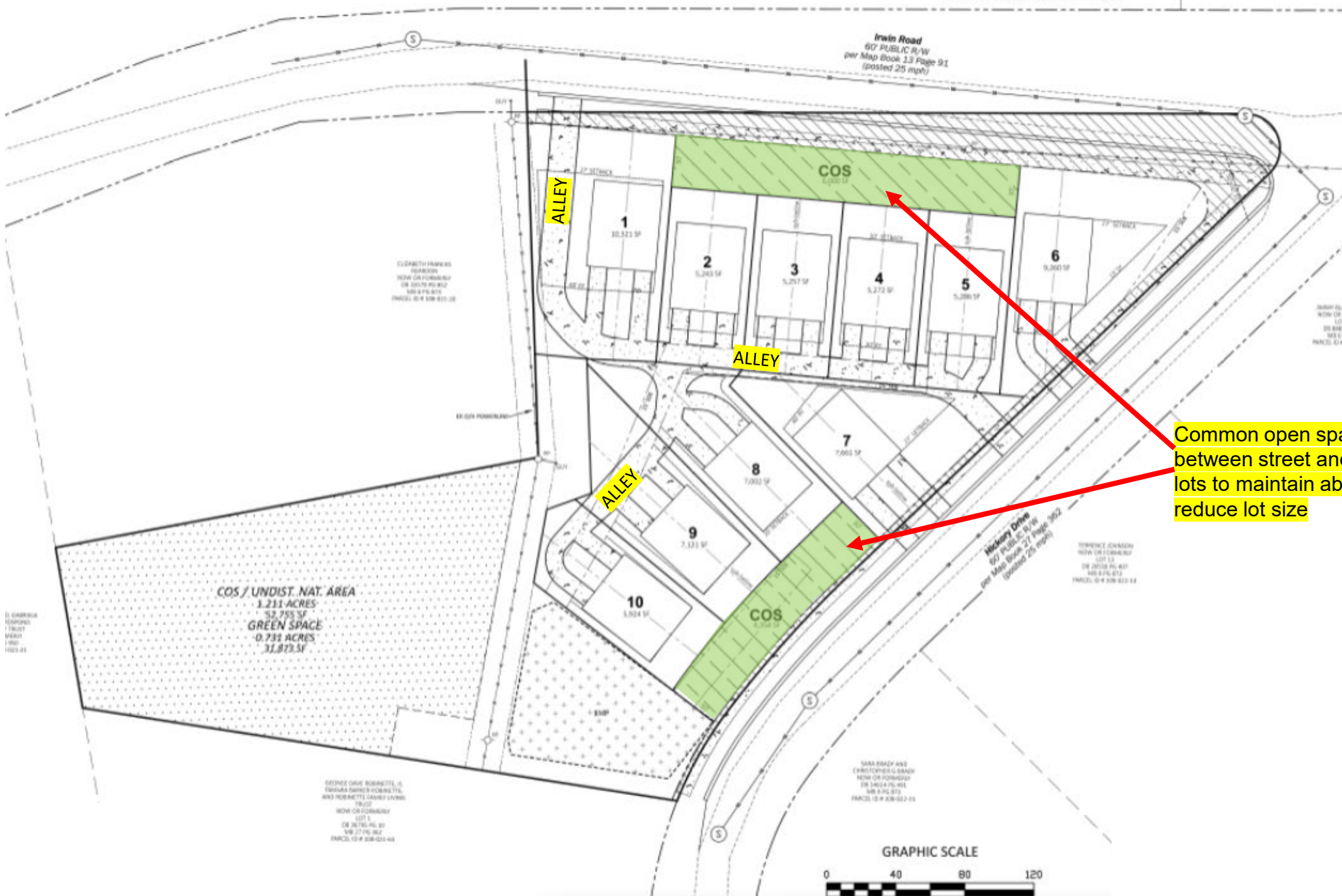
M/I HOMES OF CHARLOTTE, LLC  
D.B. 36715, PG. 205  
M.B. 71, PG. 648  
PIN: 029-623-87  
ZONING: R-RMF (CD)  
USE: TOWNHOMES STR

M/I HOMES OF CHARLOTTE, LLC  
D.B. 36987, PG. 100  
PIN: 029-621-05  
ZONING: R-RMF (CD)  
USE: AGRICULTURE

M/I HOMES OF CHARLOTTE, LLC  
D.B. 36987, PG. 155  
PIN: 029-621-06

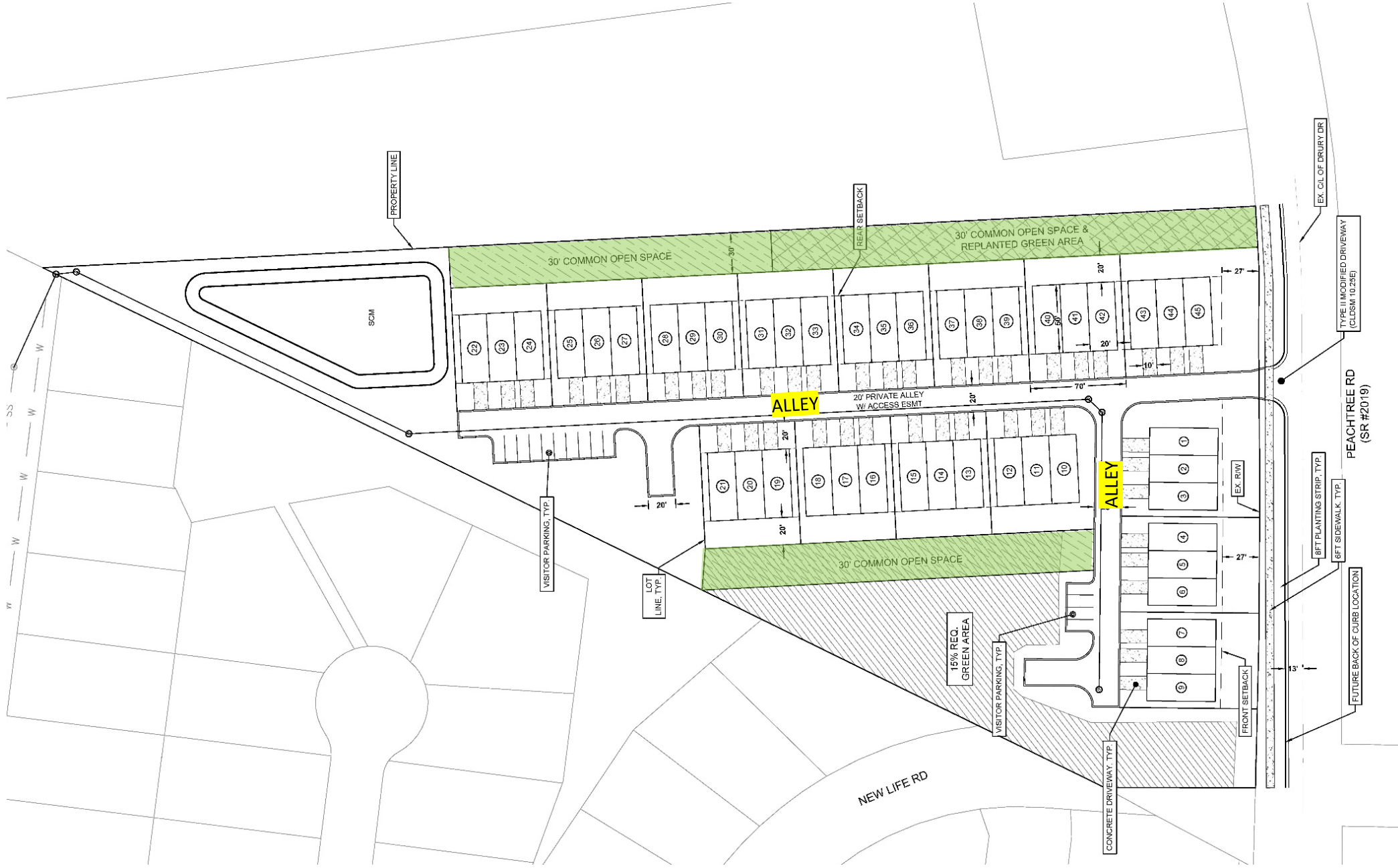


LOTS 10,000 SQUARE FEET AND GREATER 40%  
LOTS LESS THAN 10,000 SQUARE FEET 50%



Common open space placed between street and building lots to maintain ability to reduce lot size





Inadequate or missing transition between conservation development (small lots with triplexes) and abutting properties







# Next UAC Meeting

➤ **March 28**



# Discussion