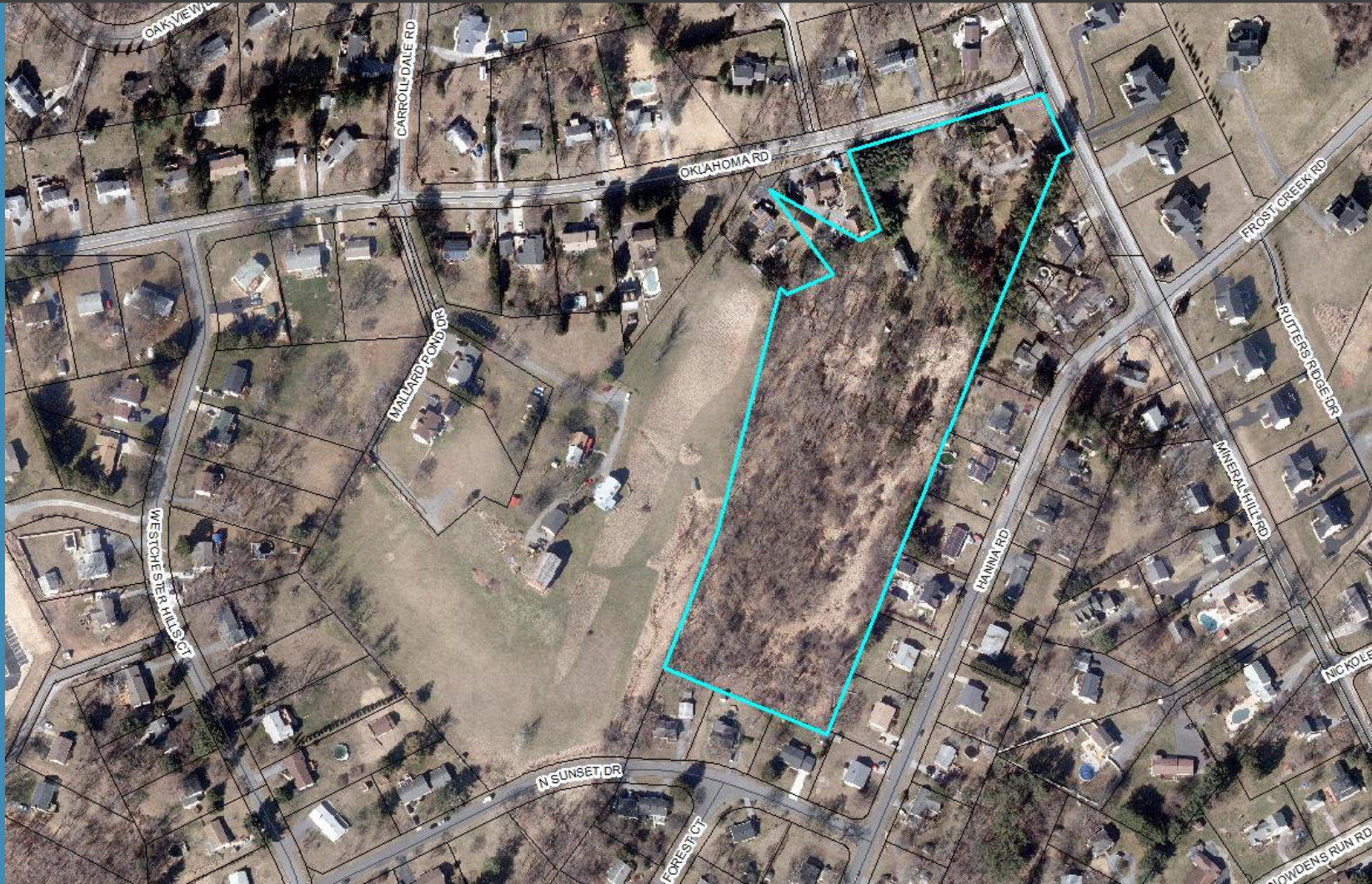


RESIDENTIAL TEXT AMENDMENT

Chapter 155.095 CLUSTER SUBDIVISIONS

CASE STUDY #1

MINERAL HILL PROPERTY



Acres:
9.2

Zoning:
R-20,000

CURRENT CODE

(I) The total number of lots and dwelling units may not exceed the number that would be permitted if the area were developed in conformance with its topographic characteristics and the normal minimum lot size requirements in the zoning district in which they are located;

Bulk area requirements:

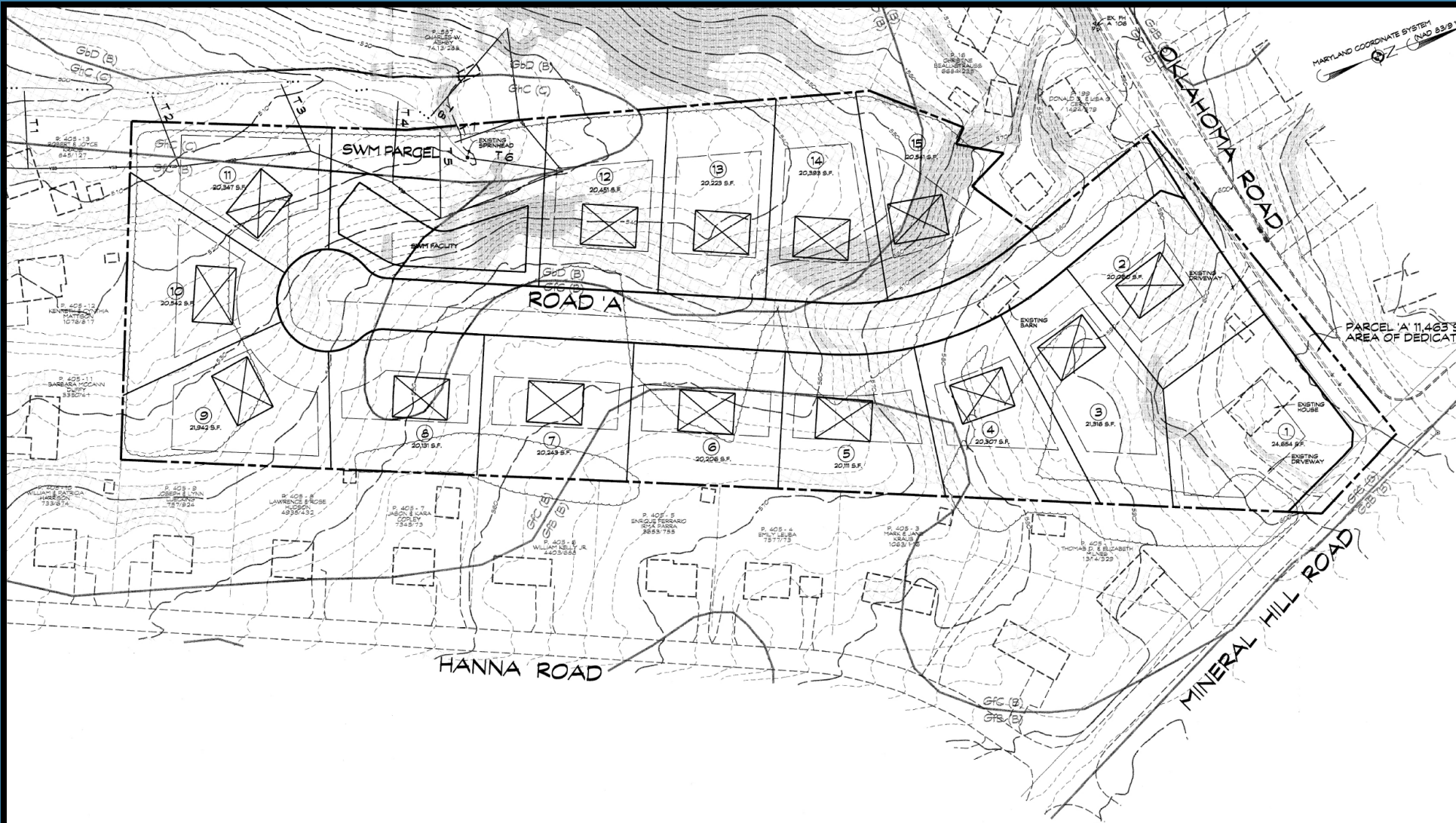
R-40,000 = 40,000 sq ft lots

R-20,000 = 20,000 sq ft lots

R-10,000 = 10,000 sq ft lots

R-7,500 = 7,500 sq ft lots

MINERAL HILL PROPERTY



Conventional Plan
15 lots

Minimum lot size.

Bulk area requirements:

R-40,000 = 40,000 sq ft lots

R-20,000 = 20,000 sq ft lots

R-10,000 = 10,000 sq ft lots

R-7,500 = 7,500 sq ft lots

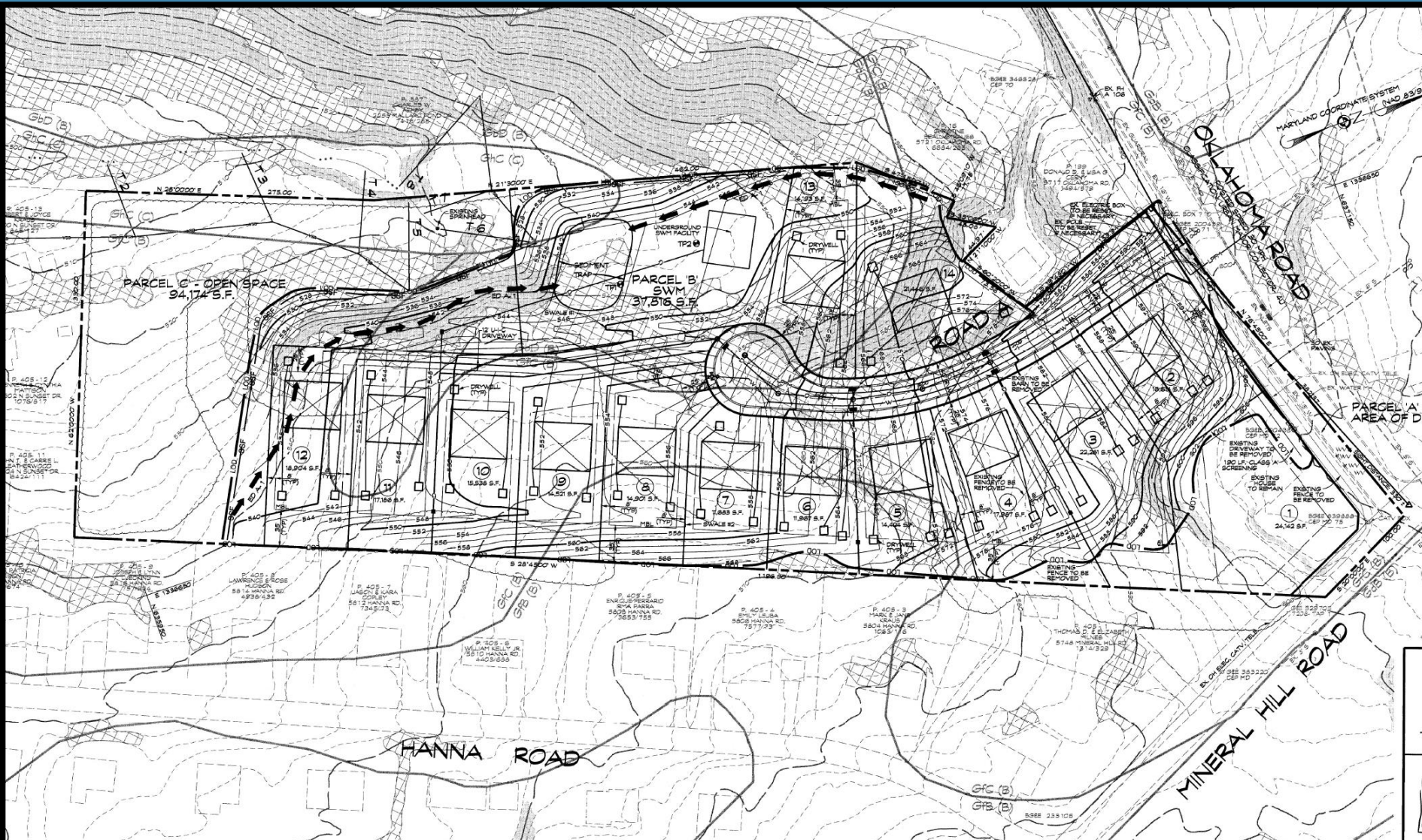
MINERAL HILL PROPERTY

Cluster Plan

14 lots

No minimum lot size.

Lots range from
11,683 sq ft to
24,242 sq ft



RESIDENTIAL TEXT AMENDMENT

(I) The total number of lots and dwelling units may not exceed the number that would be permitted for the zoning district based on the gross area of the parcel or tract being subdivided

GROSS AREA OF PARCEL BULK AREA REQUIREMENTS

Bulk area requirements:

R-40,000 = 40,000 sq ft lots

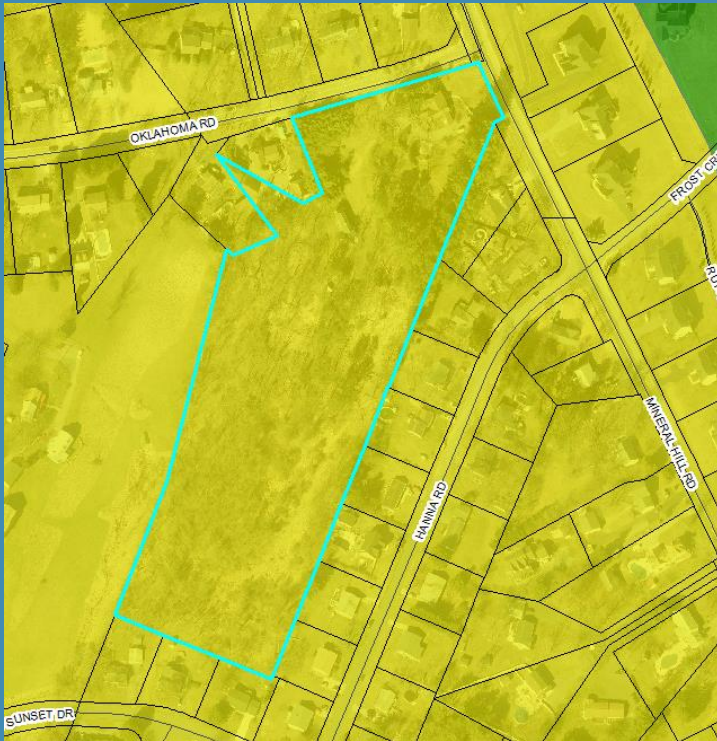
R-20,000 = 20,000 sq ft lots

R-10,000 = 10,000 sq ft lots

R-7,500 = 7,500 sq ft lots

CASE STUDY #1 MINERAL HILL PROPERTY

(I) The total number of lots and dwelling units may not exceed the number that would be permitted for the zoning district based on the gross area of the parcel or tract being subdivided



Zoning District: R-20,000

Gross area of parcel: 9.2 acres

= 400,752 sq ft

**400,752 sq ft gross area / 20,000 sq ft
minimum lot size**

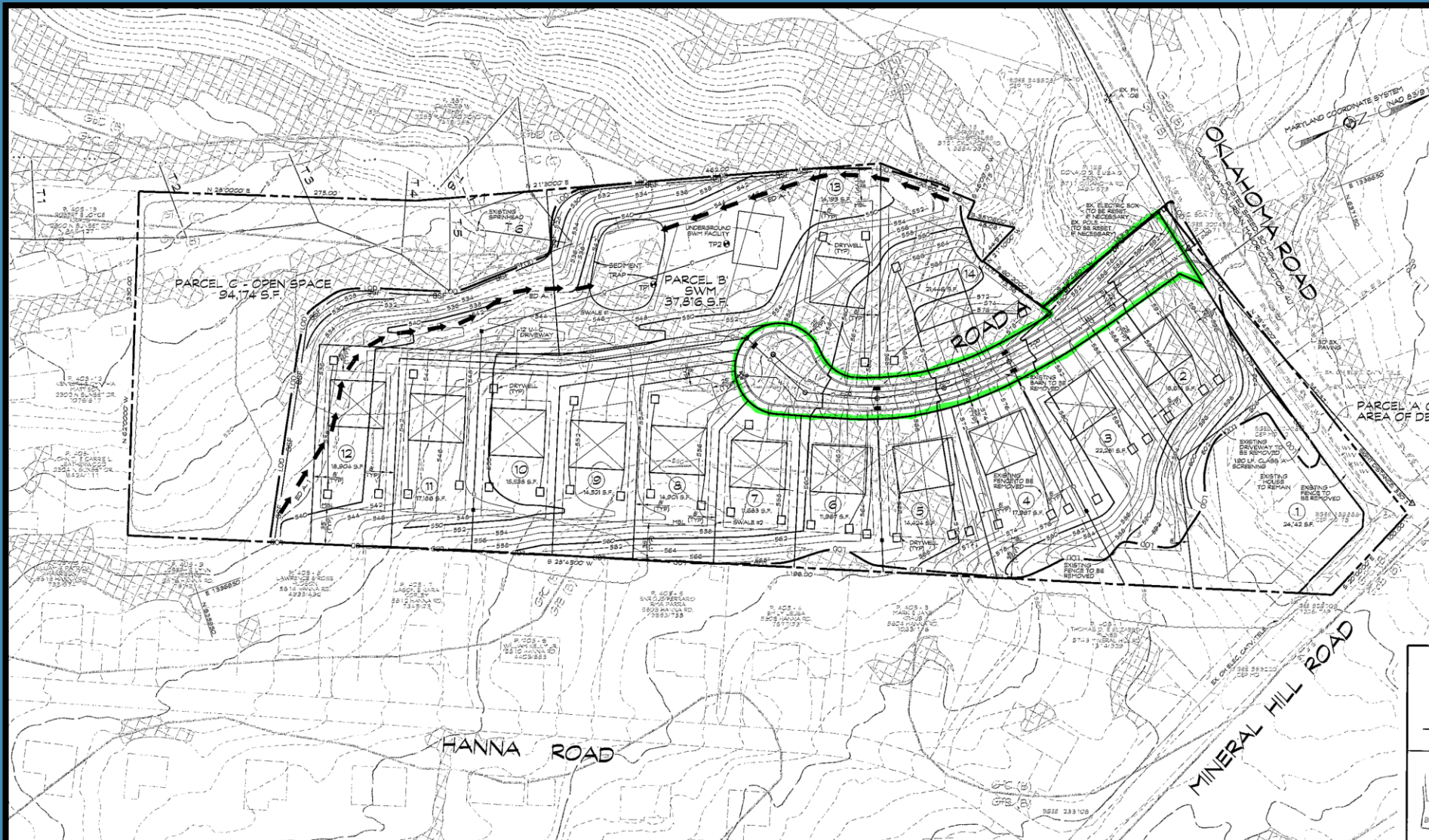
= 20 lots

CASE STUDY #1 MINERAL HILL PROPERTY

Engineering Elements:

Roads

0.56 acres



CASE STUDY #1 MINERAL HILL PROPERTY

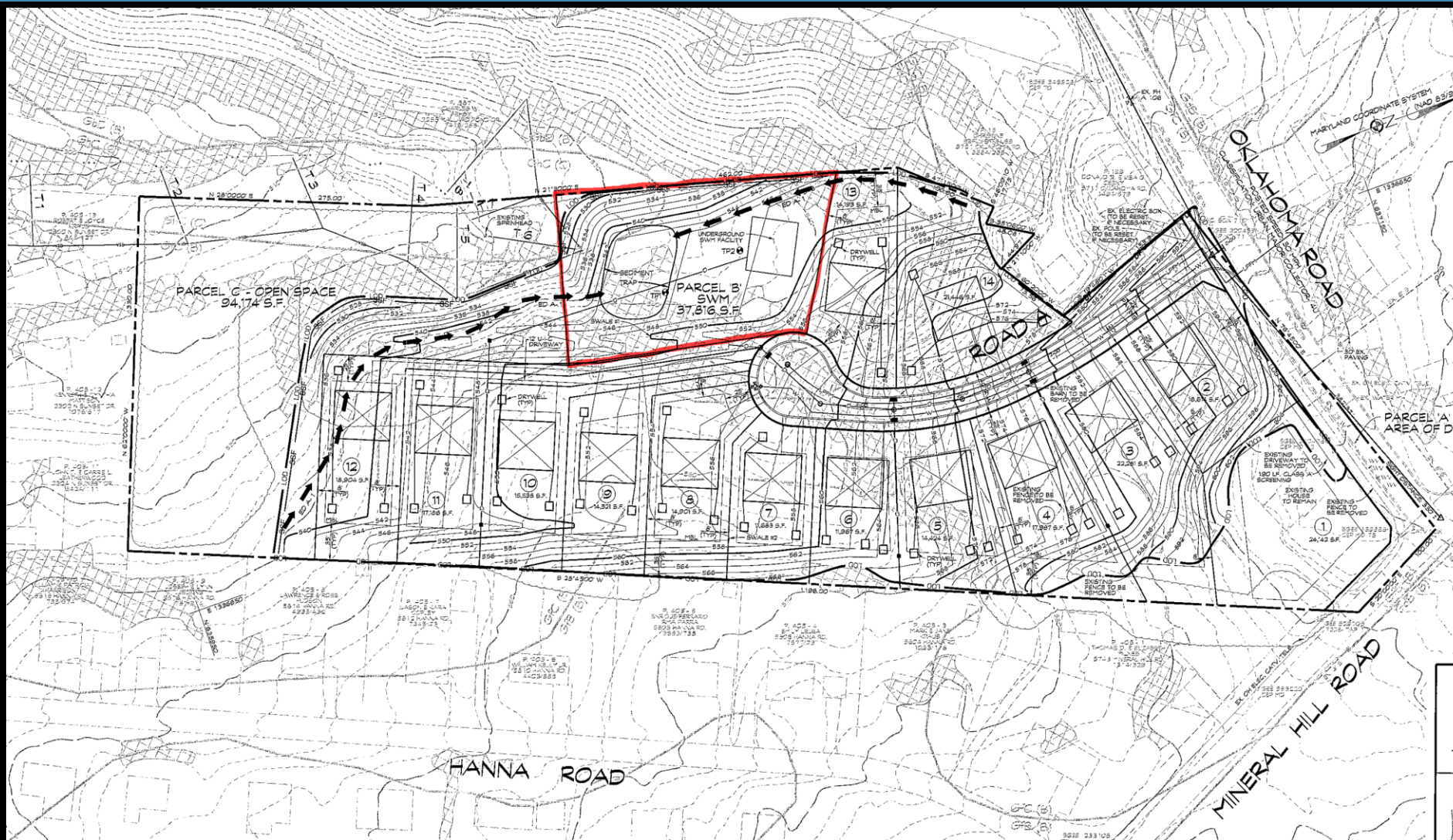
Engineering Elements:

Roads

0.56 acres

SWM parcel

0.87 acres

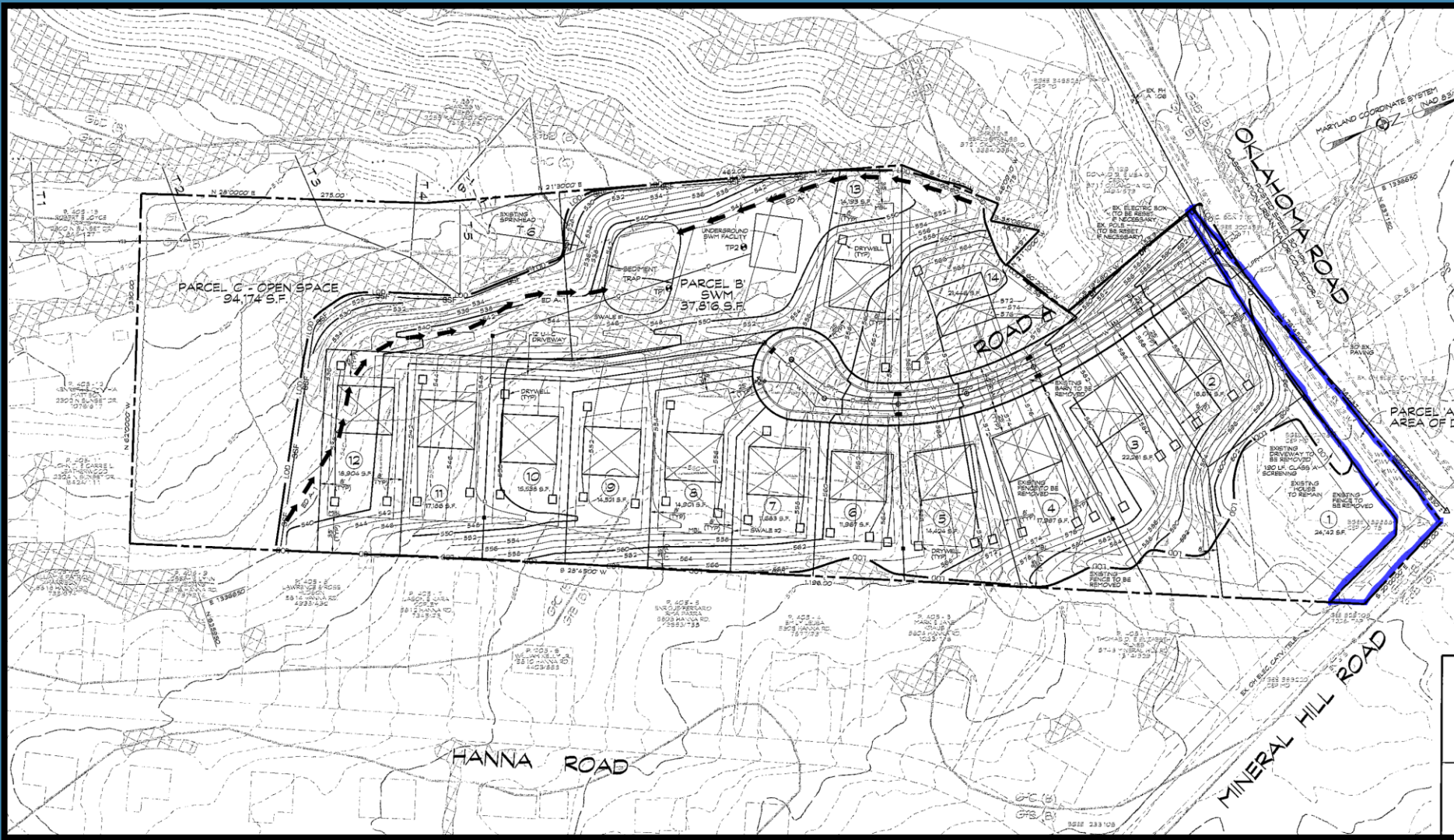


CASE STUDY #1 MINERAL HILL PROPERTY

Engineering Elements:

Dedication

0.26 acres



CASE STUDY #1 MINERAL HILL PROPERTY

Gross area of parcel:
9.2 acres

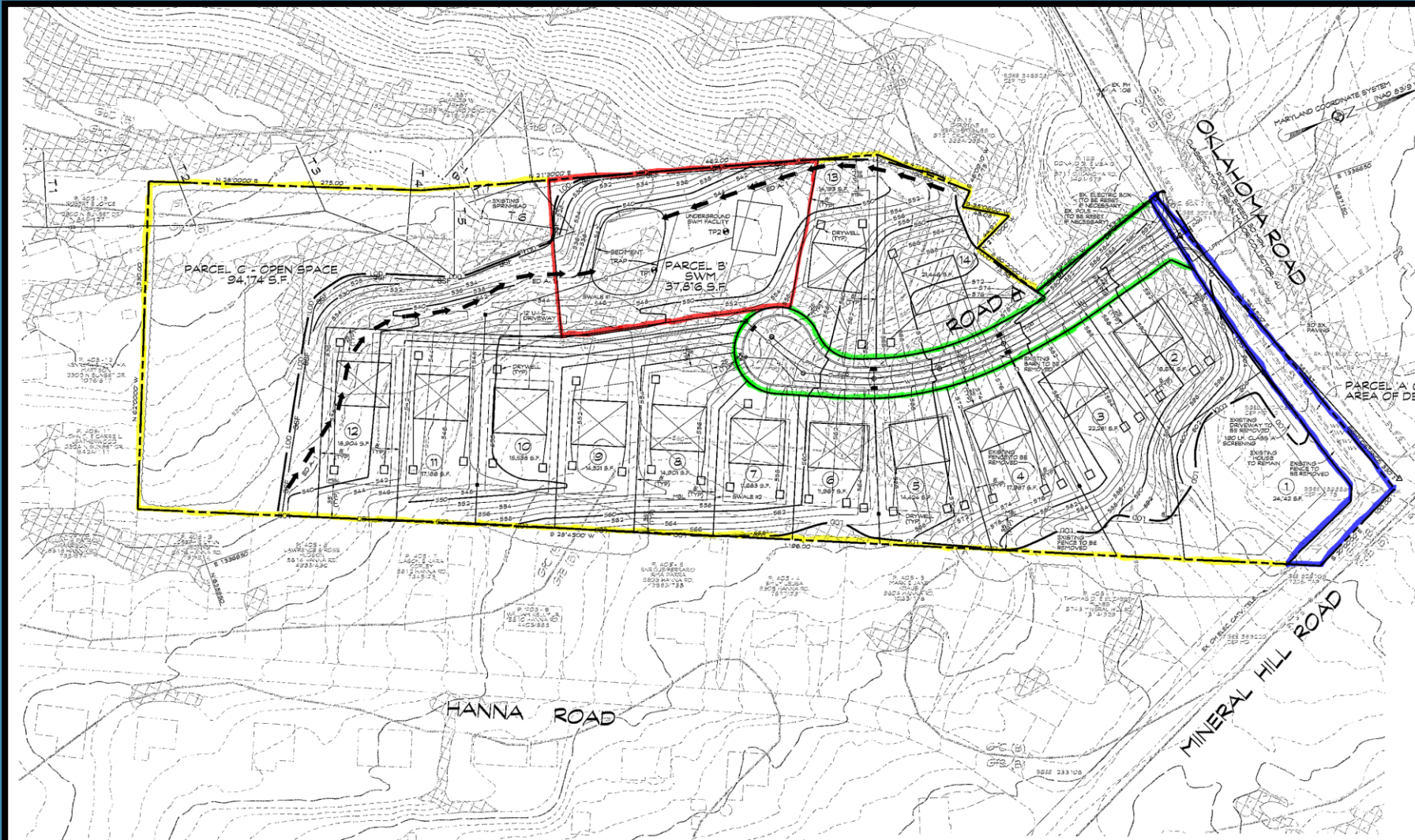
Engineering Elements:

0.56 acres roads

0.87 acres SWM parcel

0.26 acres dedication

**7.51 acres remain for lots
and req'd open space**



RESIDENTIAL TEXT AMENDMENT

MINIMUM LOT SIZES & REQUIRED OPEN SPACE

(2) Individual lots shall be a minimum of 20,000 square feet in the R-40,000 District, 10,000 square feet in the R-20,000 District, and 7,500 square feet in the R-10,000 District

(3) The land derived from reduction of lot size shall be provided and maintained as open space or recreational areas...

CASE STUDY #1 MINERAL HILL PROPERTY

(2) Individual lots shall be a minimum of 20,000 square feet in the R-40,000 District, 10,000 square feet in the R-20,000 District, and 7,500 square feet in the R-10,000 District

(3) The land derived from reduction of lot size shall be provided and maintained as open space or recreational areas...

Zoning District: R-20,000

Bulk area requirement: 20,000 sq ft lots

Cluster minimum lot size: 10,000 sq ft

Reduction of lot size: 10,000 sq ft

7.51 acres for lots and req'd open space

= 3.75 acres for lots

= 3.75 acres for req'd open space

CASE STUDY #1 MINERAL HILL PROPERTY



3.75 acres for lots

= 152,460 sq ft

**152,460 sq ft / 10,000 sq ft
minimum lot size**

= 16 lots

Conventional Plan

15 lots

Cluster Plan

14 lots

RESIDENTIAL TEXT AMENDMENT

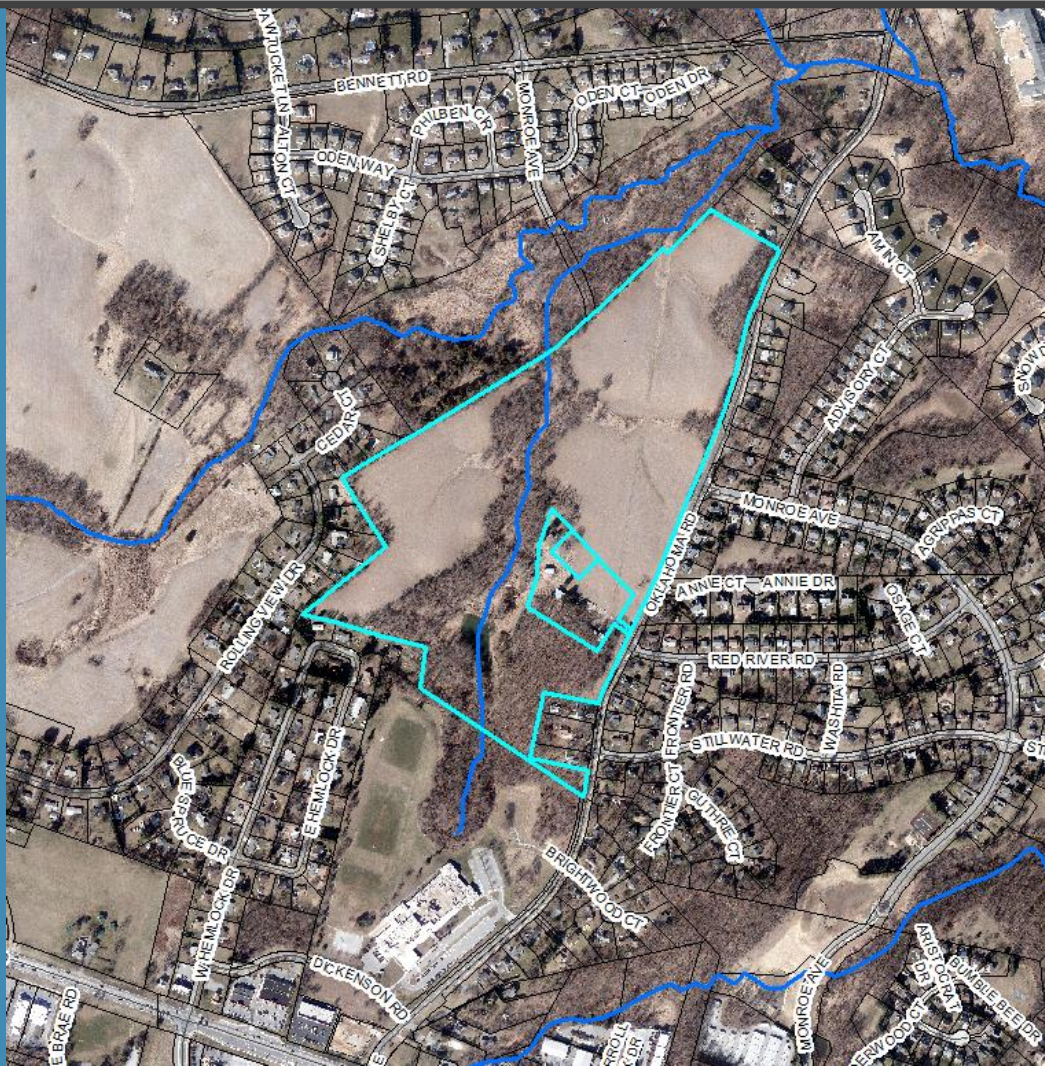
Under the proposed text amendment, Mineral Hill Property would likely result in a 3.75-acre open space parcel.

Under the existing code, Mineral Hill Property has a required open space area of 1.20 acres and provides a 2.16-acre open space parcel.

CASE STUDY #2

HOBY WOLF PROPERTY

Zoning:
R-20,000



CURRENT CODE

(I) The total number of lots and dwelling units may not exceed the number that would be permitted if the area were developed in conformance with its topographic characteristics and the normal minimum lot size requirements in the zoning district in which they are located;

Bulk area requirements:

R-40,000 = 40,000 sq ft lots

R-20,000 = 20,000 sq ft lots

R-10,000 = 10,000 sq ft lots

R-7,500 = 7,500 sq ft lots

HOBY WOLF PROPERTY

Conventional Plan

103 lots

Minimum lot size.

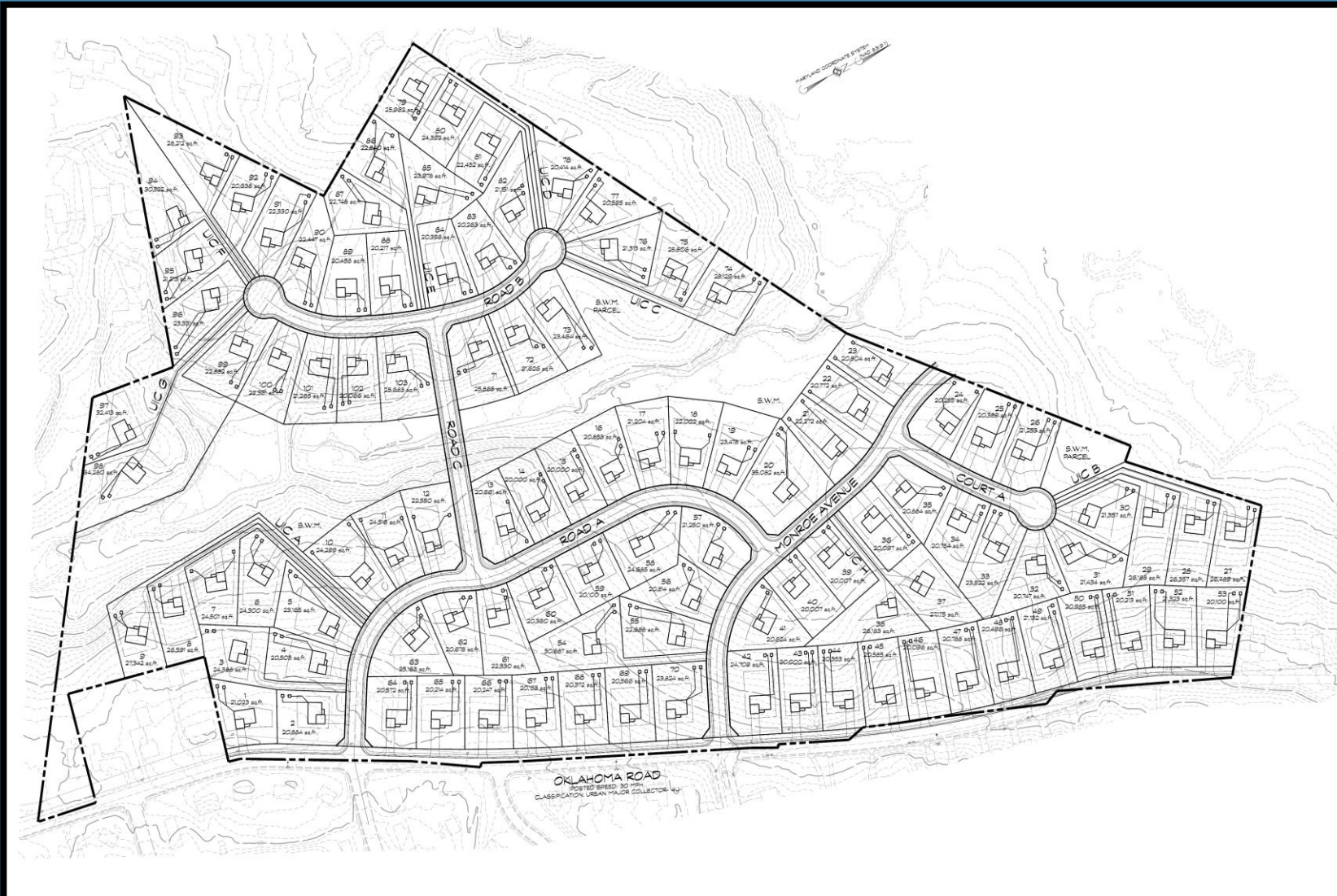
Bulk area requirements:

R-40,000 = 40,000 sq ft lots

R-20,000 = 20,000 sq ft lots

R-10,000 = 10,000 sq ft lots

R-7,500 = 7,500 sq ft lots

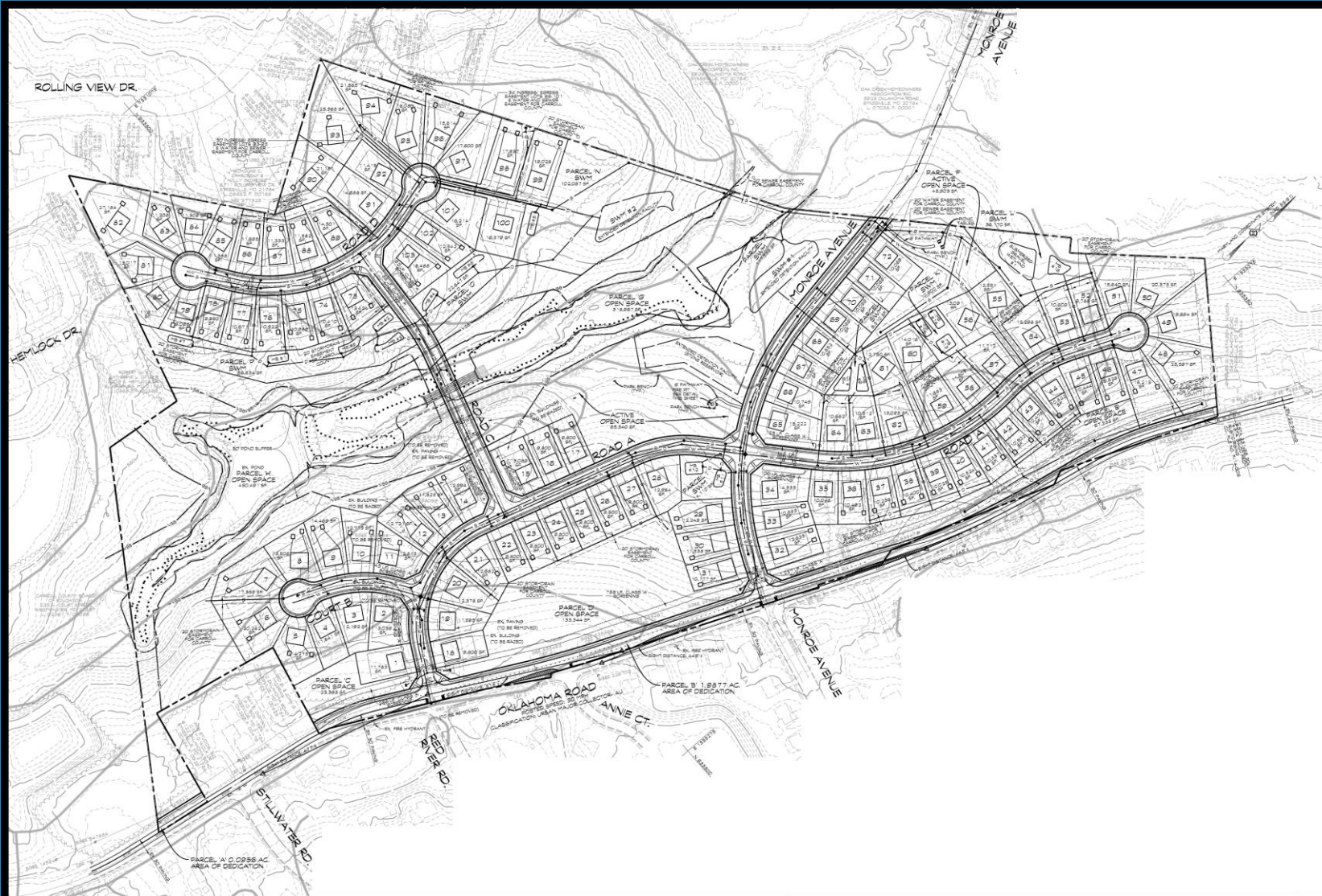


HOBY WOLF PROPERTY

Cluster Plan
103 lots

No minimum lot size.

Lots range from 9,068 sq ft
to 27,184 sq ft



RESIDENTIAL TEXT AMENDMENT

(I) The total number of lots and dwelling units may not exceed the number that would be permitted for the zoning district based on the gross area of the parcel or tract being subdivided

GROSS AREA OF PARCEL BULK AREA REQUIREMENTS

Bulk area requirements:

R-40,000 = 40,000 sq ft lots

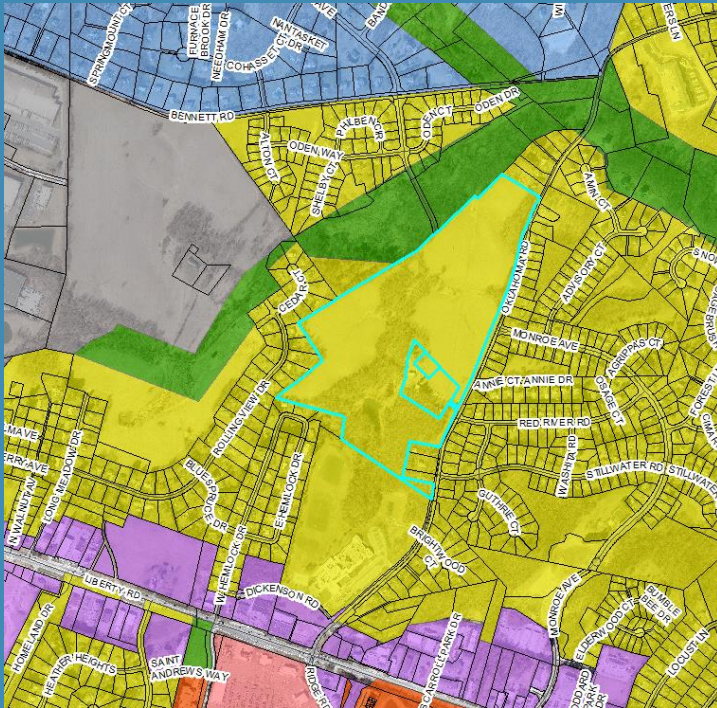
R-20,000 = 20,000 sq ft lots

R-10,000 = 10,000 sq ft lots

R-7,500 = 7,500 sq ft lots

CASE STUDY #2 HOBY WOLF PROPERTY

(I) The total number of lots and dwelling units may not exceed the number that would be permitted for the zoning district based on the gross area of the parcel or tract being subdivided



Zoning District: R-20,000

Gross area of parcel: 71.4 acres

= 3,110,184 sq ft

**3,110,184 sq ft gross area / 20,000 sq ft
minimum lot size**

= 155 lots

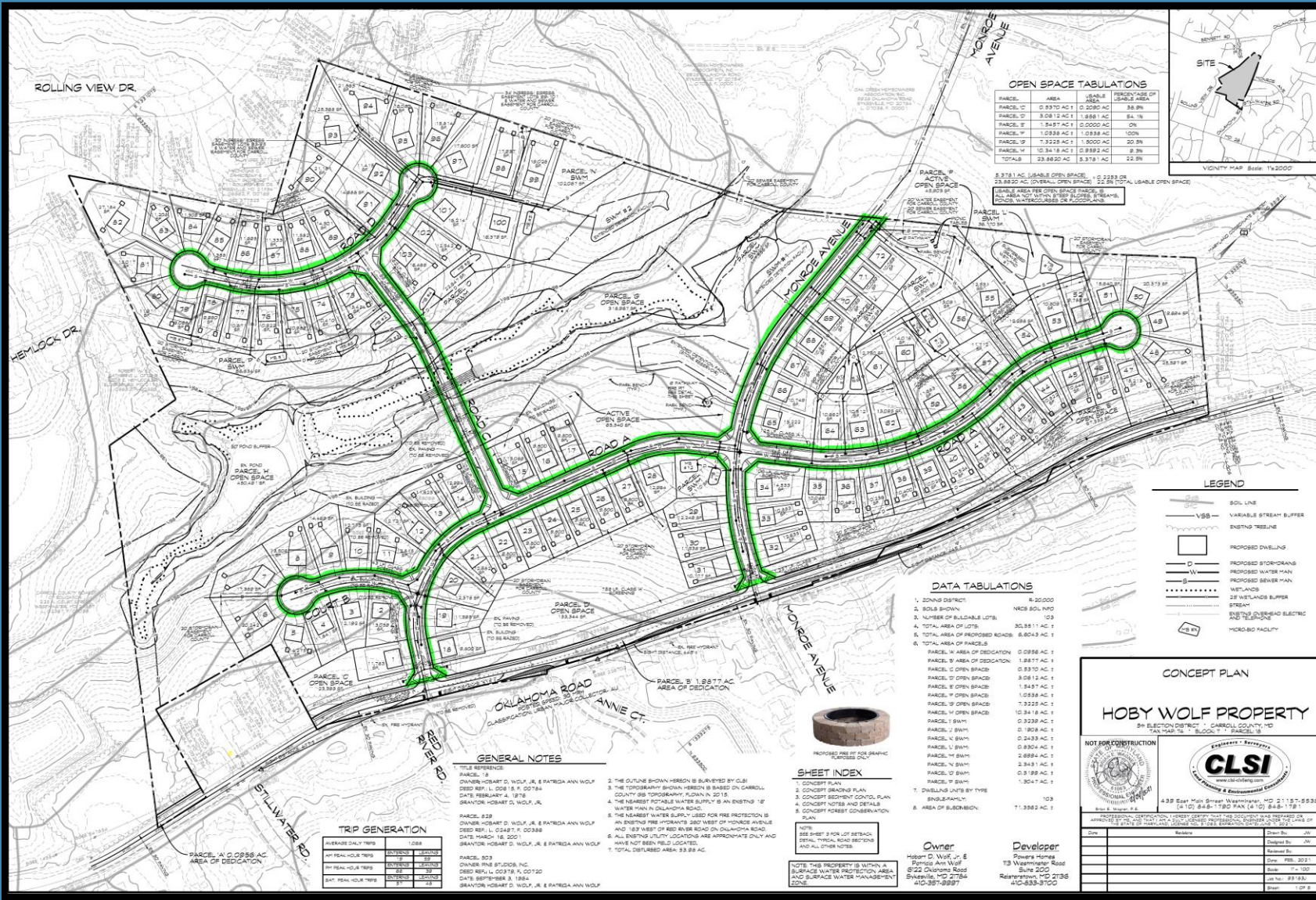
CASE STUDY #2

HOBY WOLF PROPERTY

Engineering Elements:

Roads

6.60 acres



CASE STUDY #2

HOBY WOLF PROPERTY

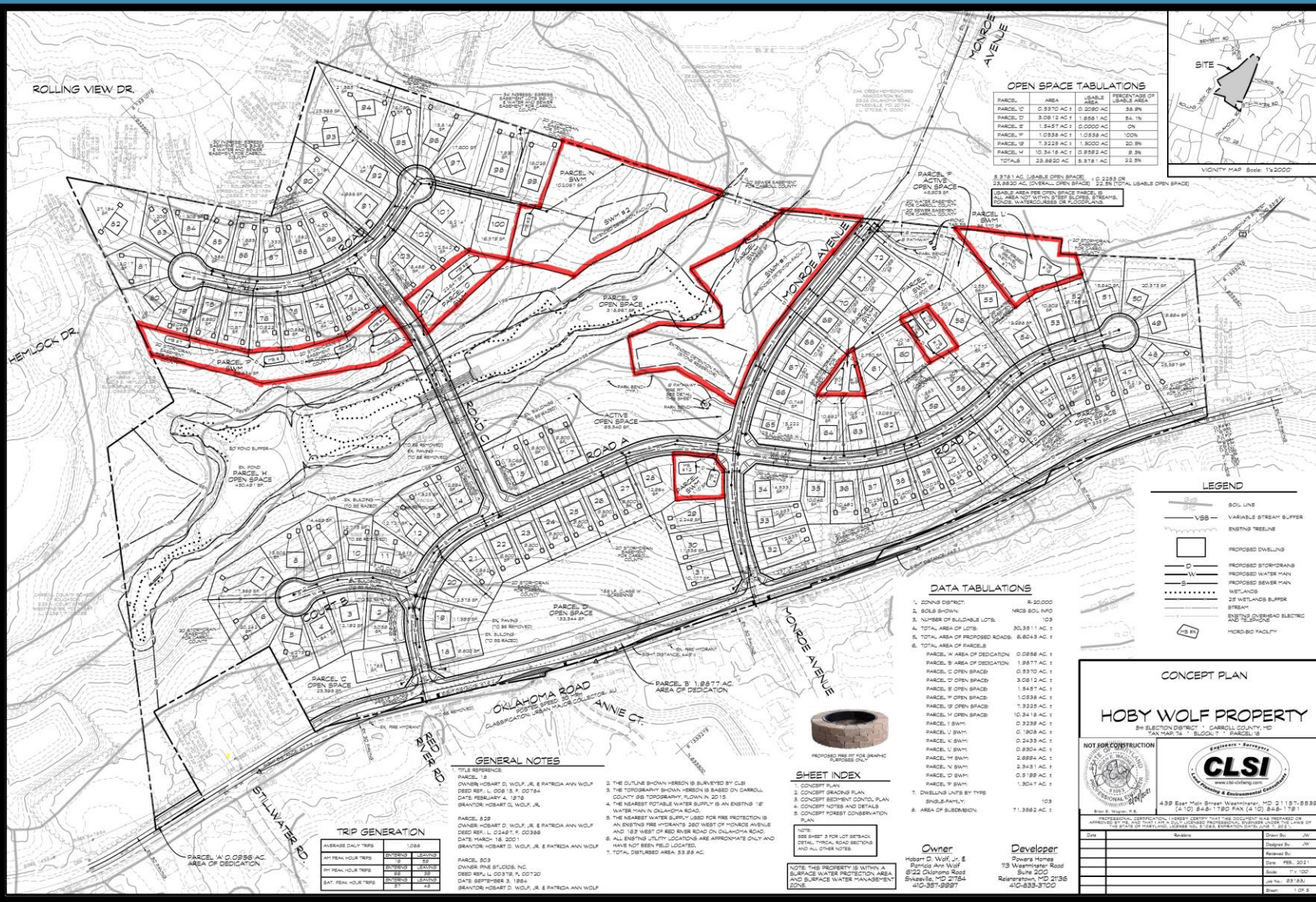
Engineering Elements:

Roads

6.60 acres

SWM parcel

8.44 acres



CASE STUDY #2 HOBY WOLF PROPERTY

Engineering Elements:

Roads

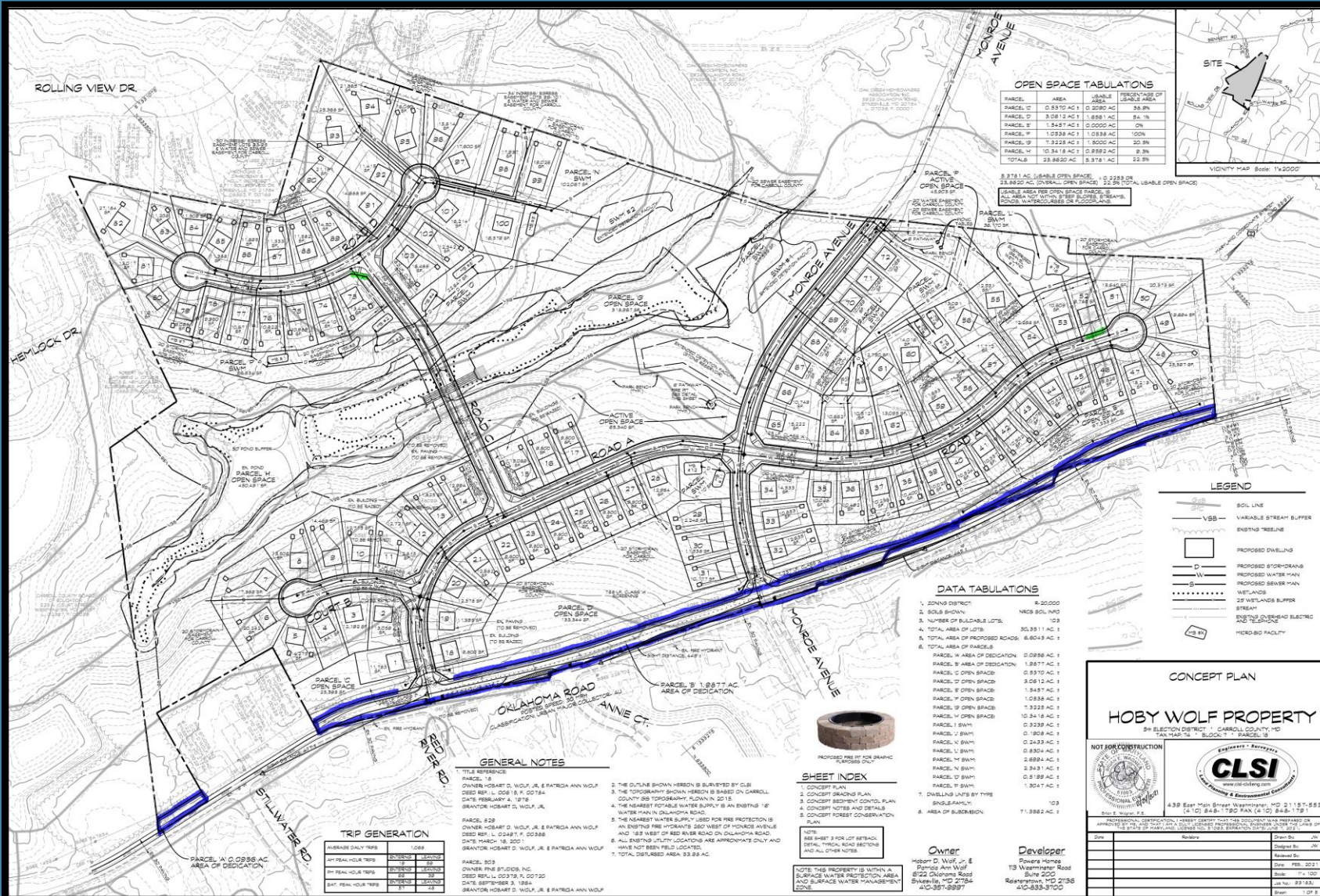
6.60 acres

SWM parcel

8.44 acres

Dedication

2.09 acres



CASE STUDY #2 HOBY WOLF PROPERTY

Engineering Elements:

Roads

6.60 acres

SWM parcel

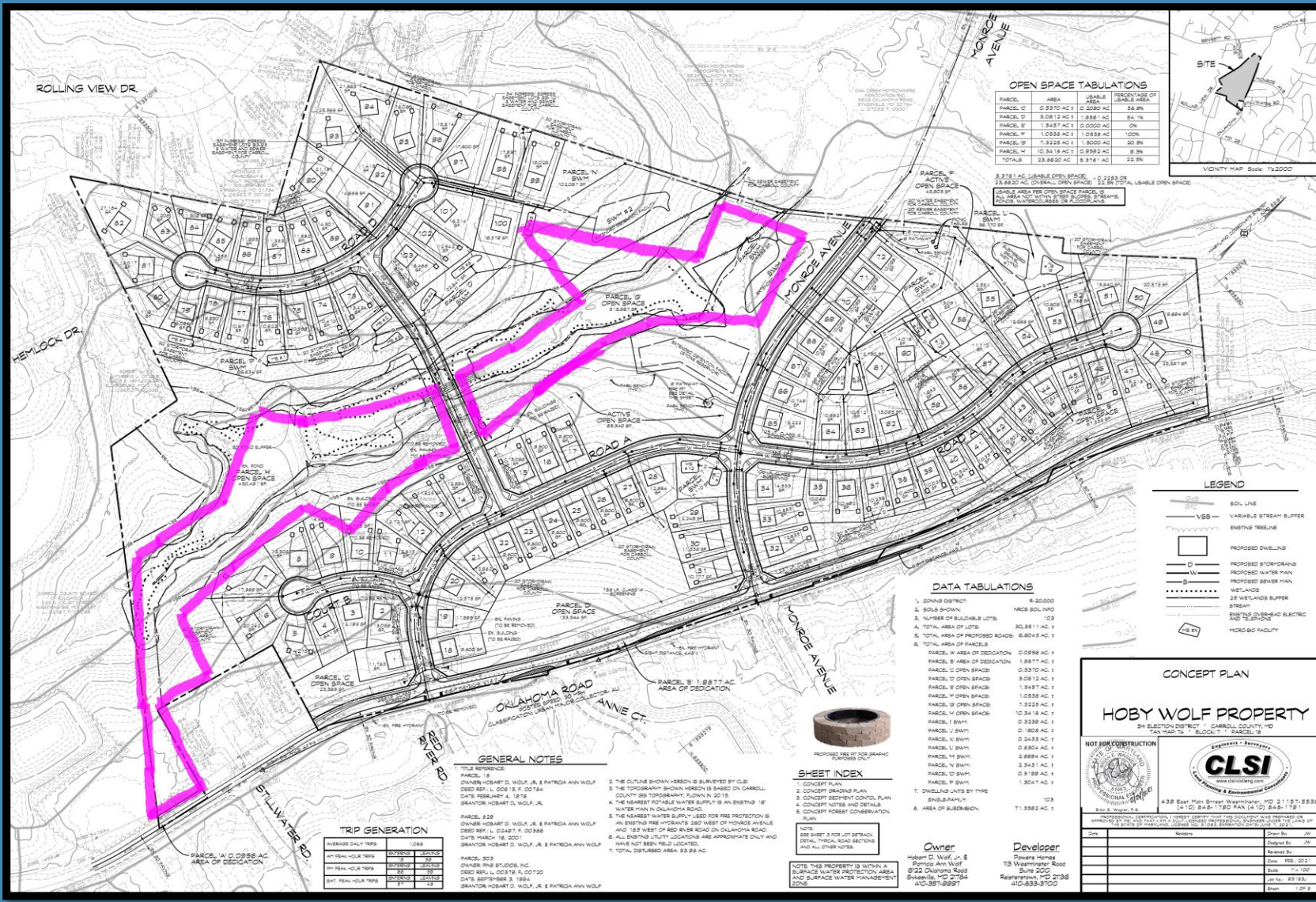
8.44 acres

Dedication

2.09 acres

Environmental Areas

9.62 acres



CASE STUDY #2

HOBY WOLF PROPERTY

Gross area of parcel:
71.4 acres

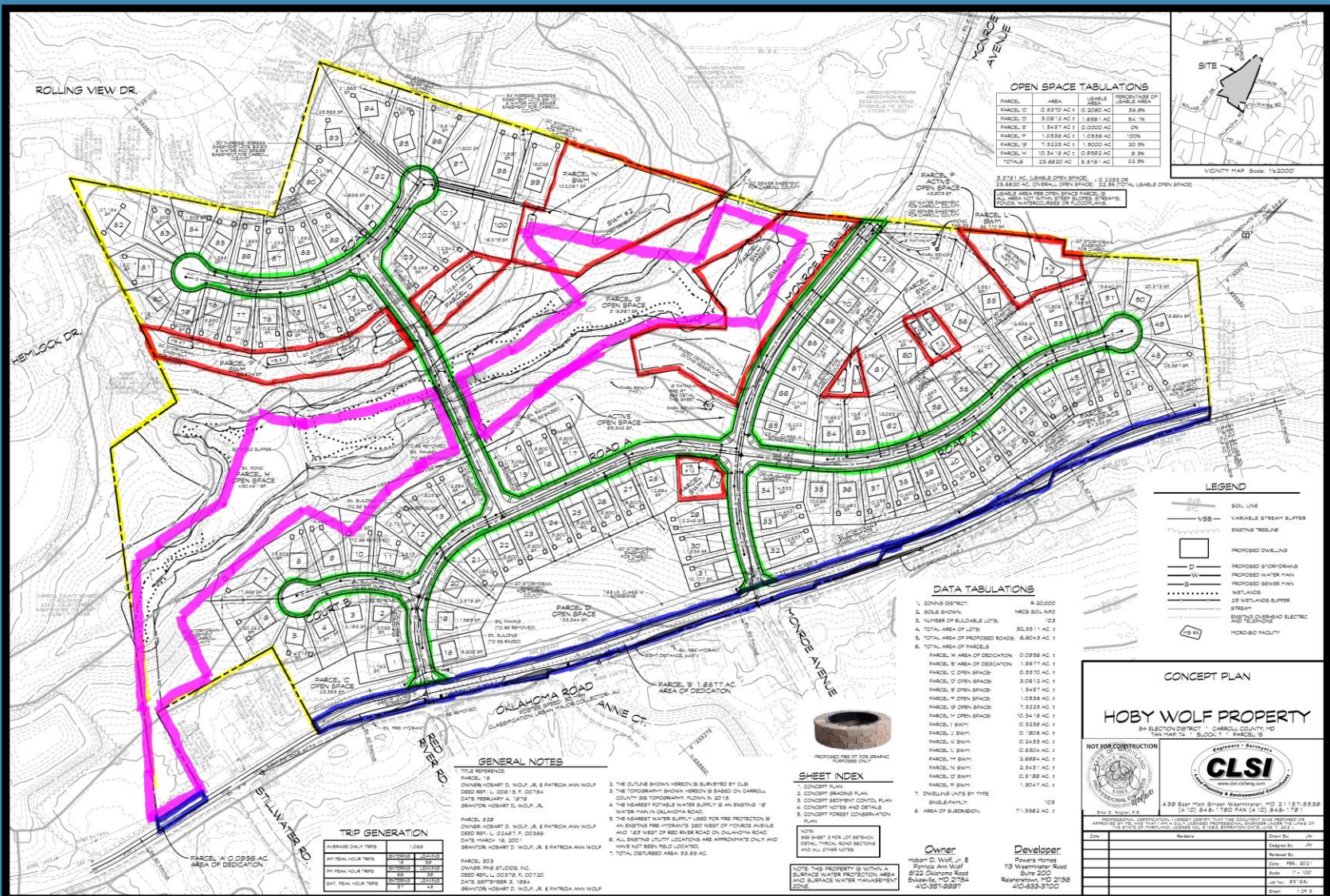
Engineering Elements:

8.44 acres SWM parcel

2.09 acres Dedication

9.62 acres Environmental

**44.65 acres remain for lots
and req'd open space**



RESIDENTIAL TEXT AMENDMENT

MINIMUM LOT SIZES & REQUIRED OPEN SPACE

(2) Individual lots shall be a minimum of 20,000 square feet in the R-40,000 District, 10,000 square feet in the R-20,000 District, and 7,500 square feet in the R-10,000 District

(3) The land derived from reduction of lot size shall be provided and maintained as open space or recreational areas...

CASE STUDY #2 HOBY WOLF PROPERTY

(2) Individual lots shall be a minimum of 20,000 square feet in the R-40,000 District, 10,000 square feet in the R-20,000 District, and 7,500 square feet in the R-10,000 District

(3) The land derived from reduction of lot size shall be provided and maintained as open space or recreational areas...

Zoning District: R-20,000

Bulk area requirement: 20,000 sq ft lots

Cluster minimum lot size: 10,000 sq ft

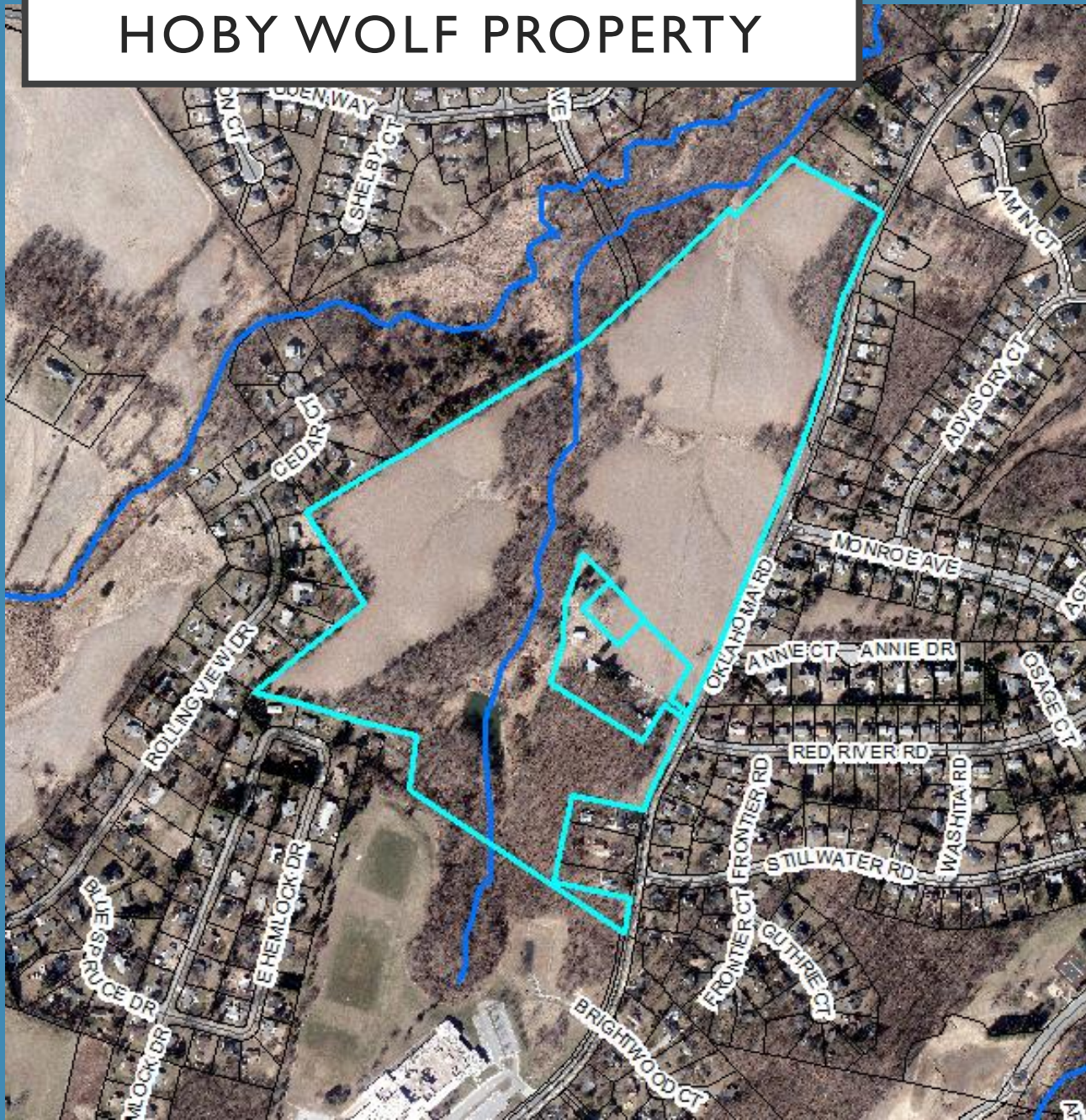
Reduction of lot size: 10,000 sq ft

44.65 acres for lots and req'd open space

= 22.33 acres for lots

= 22.33 acres for req'd open space

CASE STUDY #2 HOBY WOLF PROPERTY



22.33 acres for lots

= 972,695 sq ft

**972,695 sq ft / 10,000 sq ft
minimum lot size**

= 97 lots

Conventional Plan

103 lots

Cluster Plan

103 lots

RESIDENTIAL TEXT AMENDMENT

Under the proposed text amendment, Hoby Wolf Property would require 10,000 sq ft minimum lot sizes.

Under the existing code, lot sizes in the Hoby Wolf Property cluster plan range from 9,068 sq ft to 27,184 sq ft.

RESIDENTIAL TEXT AMENDMENT

Chapter 155.095 CLUSTER SUBDIVISIONS