

## **Definition Section**

Technical Review Committee shall consist of the following members.

1. County Engineer
2. County Storm Water Coordinator
3. County Erosion Control
4. County Planning and Development
5. Representative from applicable Fire Department serving development
6. Representative of Plan Commission Plat Review Committee
7. Representative of each utility serving the development
8. Representative of Sheriff department
9. Representative of EMA services
10. Representative of Municipality if located with two miles (advisory)
11. Representative of School Corporation (advisory)

## **Article V Conservation Subdivision**

Purpose of this Section is to encourage innovative conservation subdivision design that preserves open space, promotes unique residential design, and enhances recreational and public space.

### **Section 1. Conservation Subdivision General Application Standards**

- A. Pre-Application Standards: The pre-application will consist of the following materials.
  - a. Application (Including Conservation Worksheet)
  - b. Conceptual Site Plan on most current aerial map scaled 1"=100'. Plan shall illustrate the following:
    - i. Conceptual Open Space areas (Hatched areas)
    - ii. Conceptual roadways
    - iii. Conceptual lot layout
    - iv. Conceptual drainage facilities
    - v. Conceptual public recreational space
  - c. Utility and Service Providers listed
  - d. Adjoining Property Owner list (one (1) property deep)
  - e. Vesting Deed or Affidavit from Owner
  - f. Driving Directions to Site
- B. Application Standards:
  - a. Application (Including Conservation Worksheet)
  - b. Proposed Plat on most current aerial map scaled 1"=100'. Plat shall illustrate the following:
    - i. Conceptual Open Space areas (Hatched areas)
    - ii. Conceptual roadways

- iii. Conceptual lot layout
- iv. Conceptual drainage facilities
- v. Conceptual recreational facilities
- c. Technical Review Committee Report
- d. Plat Review Committee Report
- e. Traffic Study
- f. Drainage Report
- g. Utility and Service Providers letters
- h. Adjoining Property Owners list (Two (2) property deep)
- i. Draft Restrictions and Covenants
- j. Vesting Deed or Affidavit from Owner
- k. Driving Directions to Site
- l. Any Supporting Documentation
- m. Any Proposed Written Commitments

### **Pre-Application Stage**

- C. Prior to the filing of a full submission for a Conservation subdivision, the applicant must submit a pre-application plan to the Building and Development Service office. The office will review the plan for overall completeness to the ordinance and standards.
- D. The office will set up a site plan meeting with the applicant, staff, plat review committee and adjoining property owners. The site visit shall allow for a constructive conversation regarding the proposed site plan. Within three (3) days of the site visit, the office will provide non-binding comments and recommendations to the applicant.

### **Application Stage**

- E. Upon receipt of plat review comments, Applicant may make a full application submission to the Building and Development Service Office in accordance with Plan Commission application submission schedule.
- F. The Building and Development Service Office will review the application for completeness of Application Standards. If standards are not met, the Building and Development Service Office will inform the applicant of the deficiencies and request the material needed for completeness. Application can proceed to Technical Review Committee for review and comments while deficiencies are being addressed.
- G. The applicant will present the proposed development to the Technical Review Committee. The Committee will make recommendations to the applicant and staff on any changes or proposed conditions be placed on the application. Public

notification will occur per the Rules of Procedure for the Plan Commission.

### **Review Stage**

- H. The Technical Review Committee will issue a report to Plan Commission and applicant within three (3) business days of their meeting.
- I. The application will be placed as a docket on the next Plan Commission Meeting if it is deemed complete by the County Building and Development Service staff. Applicant must address all Technical Review Committee Report comments before being placed on the Plan Commission agenda.

### **Section 2 – Conservation Subdivision Design Standards**

- A. Conservation Subdivisions shall follow all of the development standards of the Major Subdivision unless noted in this section.
- B. Lot Standards
  - a. Lots served by sanitary sewer shall meet at the minimum the development standards set forth in the Residential Urban (RU) zoning district.
    - i. Applicant shall provide notarized affidavit from utility that sanitary sewer has sufficient capacity to provide service and has all recorded easements and right of way approval at proposed development site prior to primary plat approval.
  - b. Lot size shall not be less than 21,780 square feet for development served by septic systems. Lots shall meet at the minimum all other development standards excepting size as set forth in the Rural Residential (RR) zoning district.
    - i. All Lots served by septic shall have been approved by Health Department prior to primary plat approval
    - ii. Lots determined by Health Department to have failed shall become Open Space or the applicant can request a modification to the plat. Modification to primary approved plat shall be public hearings in front of the Plan Commission including all required notification per Plan Commission Rules of Procedure.
    - iii. Redundant lateral fields shall be allowed to be placed in Open Space areas. An operation and maintenance agreement must be part of the primary application.

- c. Plan Commission has final determination regarding lot and road layout design.
- d. Applicant shall have flexibility to create alleys for access. Applicant shall meet County alley standards as set forth by County Engineer.

C. Road and Parking Standards

- a. Applicant may request a reduction in the County standard road requirements as set forth in Appendix of this ordinance. Any proposed change must be in writing and presented to the County Engineer approval prior to public hearing for primary approval.
- b. Applicant shall provide an area for off-street parking. Additional parking spaces shall be at a ratio of 1 space per 3 dwelling units.
- c. Off-street parking can be distributed in throughout proposed development to provide adequate access to the entire development.

D. Open Space Standards

- a. A minimum of thirty-five (35) percent of development gross square footage must be dedicated as Open Space
- b. A minimum of twenty-five (25) percent of the development's open space square footage or two (2) acres whichever is greater shall be set aside for Public Recreation Space as defined in the Floyd County Zoning Ordinance.
- c. No portion of a proposed lot's front, side or rear yard(s), right-of-way, roads, streets, median strips, parking area, and/or sidewalks can be used to satisfy the open space requirement.
- d. No portion of any dedicated, reserved, used or in use lands for cemetery interment unless otherwise noted in this Ordinance can be used to satisfy the open space requirement.
- e. The required open space may be used for drainage which would include:
  - i. Detention basins
  - ii. Underground fields
  - iii. Bodies of Water such as Ponds and Lakes
- f. Open space shall have a minimum contiguous area of 87,120 square feet and have a minimum width of 20 feet.
- g. Phasing of development and open space is allowed. Plan Commission may allow required Public Recreation Space to be consolidated in one

phase or more phases. If Plan Commission agrees to consolidation, it must be noted on the plat.

- h. Conveyance shall be accomplished in one of two methods.
  - i. Dedication as Public Space in perpetuity to Floyd County Parks Department if Parks Qualifying Bonus Activities is chosen.
  - ii. Conservation Easement recorded for Open Space in perpetuity with maintenance to be responsibility of development's Home Owners Association.

E. Density Standards

- a. Conservation Design lot density will be determined as follows:
  - i. Completion of the Conservation Space Worksheet. The worksheet determine Base Density. It shall be formatted in the following matter to provide information regarding the proposed development.
    - 1. Gross Square Footage: Total Acreage in square feet of the proposed plat
    - 2. Total Acreage in square feet proposed for County Right of Way.
    - 3. Net Square Footage: Total Acreage in Proposed Plat (Line A minus Line B)
  - ii. Base Density Calculation is the Net Square Footage divided by Base Zoning District Lot Size for the development.
  - iii. Density Bonus shall be a maximum of twenty (20) percent bonus.
  - iv. Bonus Density Calculation shall be calculated as Base Density multiplied by 0.2. Fractions will be rounded up by the tenth of a percent. Example: 1.49 will be rounded down to 1 and 1.5 would be rounded to 2.
- b. Bonus Density Threshold Criteria
  - i. Bonus density will be granted if the following criteria are met.
    - 1. Applicant pursuing the density bonus must include bonus density lot calculations in traffic and drainage reports submitted in primary plat application.
    - 2. Applicant shall demonstrate no negative impact has occurred from bonus density on transportation or drainage systems through findings of drainage and traffic studies.

- c. Applicant shall choose and implement three of the five Qualifying Bonus Activities to be eligible for the Bonus Density. Applicant must .
  - a. Applicant agrees to increase drainage retention or detention basins sizes to accommodate up to 125 percent of storm water storage to be approved by Technical Review Committee; or
  - b. Applicant agrees to implement low impact development storm water design features. Low impact design features to be approved by Technical Review Committee; or
  - c. Applicant agrees that (five) 5 percent of each lot sold proceeds are placed in Floyd County Parks Foundation to fund the operation and maintenance of the Open Space if deeded to the Floyd County Parks Department. or;
  - d. Applicant agrees that five (5) percent of each lot sold proceeds be placed in non-reverting County Thoroughfare Fund to offset cost associated with identified Thoroughfare needs in development traffic shed identified in the traffic study.
  - e. Applicant agrees to set aside ten (10) percent of the total lots (base density + bonus density) for affordable housing projects as being defined in the ordinance. Applicant will designate lots as part of secondary plat approval.

## 2. Enforcement

- a. Applicant shall provide recorded written commitment to meeting these criteria. In the written commitment, the applicant will provide the Plan Commission the ability to enforce implementation of qualifying density bonus. Applicant shall also provide appropriate bonding as required in the ordinance.
- b. Applicant shall provide recorded written commitment that specifies the requirements set forth in Section 2 (b)(i)(3)(c) or (d). At time of each lot closing, a check shall be submitted to County.

## Definition

Affordable Housing is the County's low-moderate income figure calculated by the Department of Housing and Urban Development for a family of four divided by 30 percent of the income set aside for housing. This would be the maximum housing payment that a low-moderate income family would be able to afford.