



November 18, 2021

Honorable Mayor and Councilors
 City Manager
 City Attorney
 Clerk of Council

This application comes at the request of the Columbus Consolidated Government.

Various requests to the UDO from staff.

Subject: (REZN-10-21-2031) Request to amend the text of the Unified Development Ordinance (UDO) in regards to Chapter 6.4.4.C – *Other Minimum Lot Requirements* as it relates to the Resource Conservation Subdivision ordinance:

UNIFIED DEVELOPMENT ORDINANCE REVISIONS
 (Explanation of Revisions)

1. Explanation of Revisions: Amend Chapter 6.4.4.C to address Other Minimum Lot Requirements:

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Chapter 6.4.4.C. – <i>Other Minimum Lots Requirements.</i></p> <p><i>Other Minimum Lot Requirements.</i> Other than minimum lot area and lot width requirements, all minimum requirements of the zoning district of the subdivision site apply to each of the subdivision lots, including but not limited to the minimum heated square footage per dwelling unit, minimum yard requirements, and maximum height of buildings, in addition to all other applicable laws and regulations.</p>	<p>Chapter 6.4.4.C. – <i>Other Minimum Lots Requirements.</i></p> <p><i>Other Minimum Lot Requirements.</i> Setbacks shall be established in the preliminary plat. Setbacks shall be appropriate for the reduced lot size.</p>

ADDITIONAL INFORMATION:

A Resource Conservation Subdivision is a tool in the UDO to allow developers to protect environmental, historical, and natural resources in exchange for smaller lot sizes, widths, and setbacks. The number of lots is determined by the underlying zoning and how many lots said zoning could yield under a conventional subdivision.

Hughston Homes is the first developer to take advantage of our Resource Conservation Subdivision ordinance (Chapter 6 of the UDO). The property is on Hubbard Road and is zoned RE1 (Residential Estate 1). We began this process in early 2020; the Planning staff and the developer's engineer worked tirelessly on this process and learned together as we went along. Once we approved the master plan in late 2020, the developer began moving dirt. In summer 2021, the developer submitted 15 permits for new housing construction. During review, the Inspections & Code Enforcement Department noticed that the setbacks did not line up with the ordinance; the ordinance required the yard setbacks to be to RE1 standards although the lot size were reduced. These setbacks leave very little room to construct a market-rate home.

After considerable discussion with staff and the developer, we agreed that a text change was the best way to rectify this issue. On it's face, the current language is impractical.

Recommendations:

The Planning Advisory Commission (PAC) considered this text amendment at their meeting on November 3, 2021. PAC recommended **approval** by a vote of 5-1.

The Planning Department recommends **approval**.

Sincerely,



Rick Jones, AICP

Director, Planning Department