

UDO-CCI

TEXT AMENDMENT MODIFYING THE USE-SPECIFIC STANDARDS FOR PLANNED RESIDENTIAL DEVELOPMENTS (PRDs)

BACKGROUND

- **PRDs allow smaller lots at the same density allowed by underlying zoning districts**
 - In exchange, commonly held open space is required at a certain rate
- **PRD standards were amended in 2008 to require three distinct types of common open space**
 - Active open space, passive open space, thoroughfare open space
- **Recent PRDs have not consistently produced usable active open space benefitting residents**
 - What should be an amenity ends up as throwaway land behind lots or in areas that are otherwise unusable

PROPOSED CHANGES

- **Location of active open space**
 - Prominently situated (possibly at multiple locations), not located primarily behind or between individual lots
- **Size of individual active open space areas**
 - Must contain at least 50 feet of continuous street frontage
- **Spacing**
 - No farther than 1/8 mile (660 feet) from at least 90 percent of the lots



SUMMARY

- **Outreach**
 - WSNA, Quarterly Development Forum, web posting
- **City-County Planning Board**
 - Briefing: Jan. 30, 2020
 - Public Hearing: Feb. 13, 2020
 - Recommendation: Approval (unanimous)