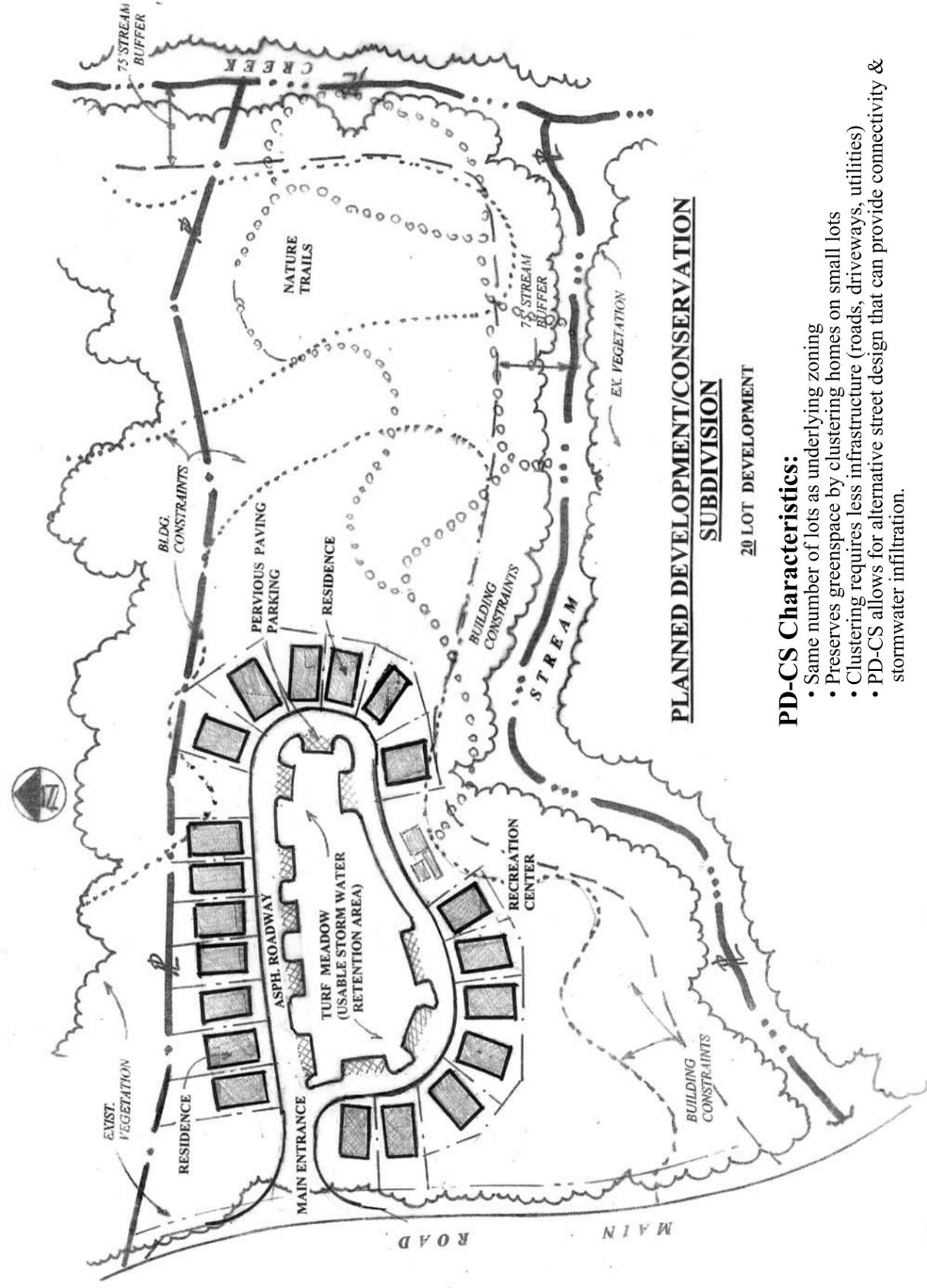
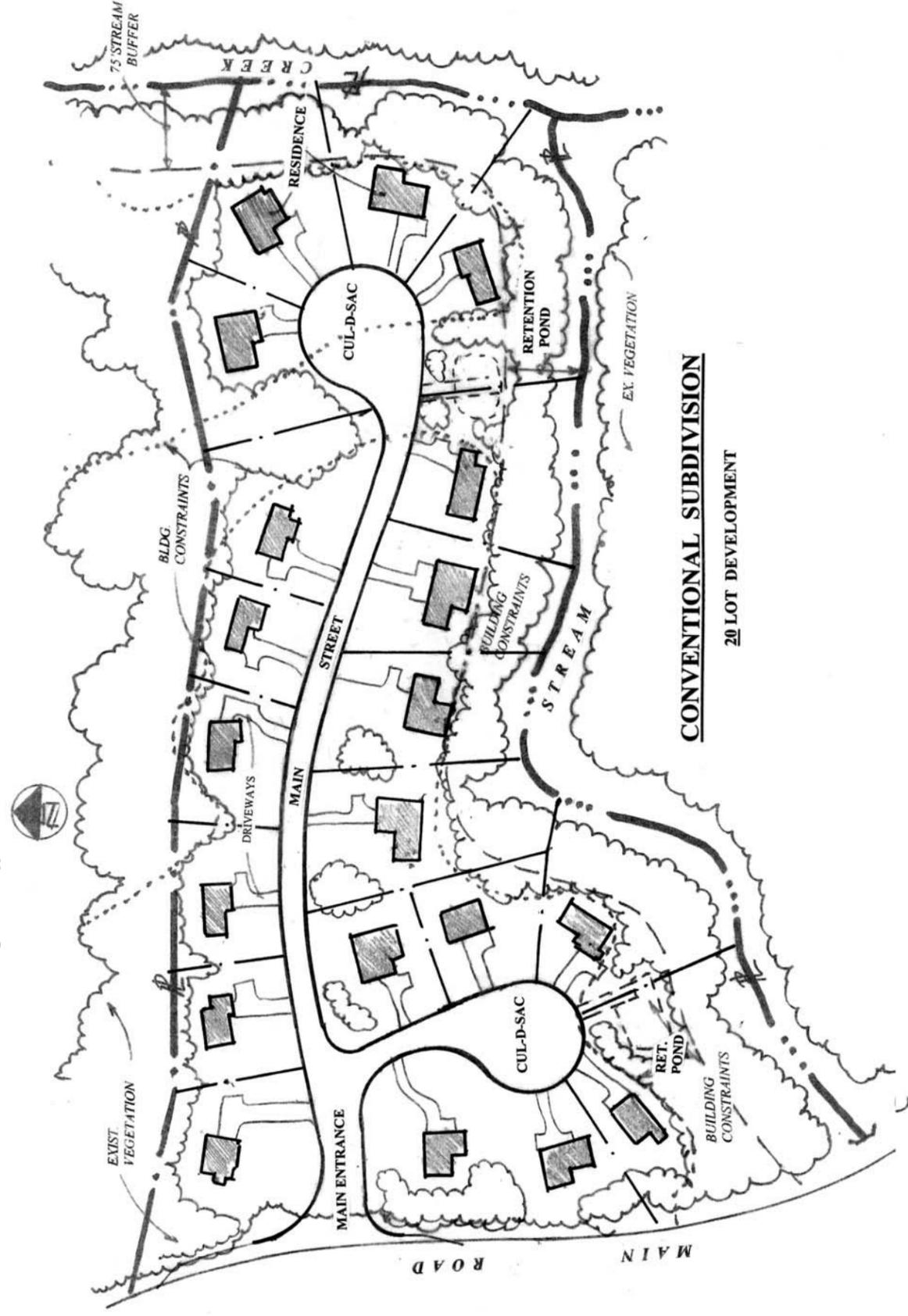


Comparison of a Conventional Subdivision with a PD-CS

These sketches illustrate conceptual differences between a Conservation Subdivision and a conventional subdivision.



PD-CS Characteristics:

- Same number of lots as underlying zoning
- Preserves greenspace by clustering homes on small lots
- Clustering requires less infrastructure (roads, driveways, utilities)
- PD-CS allows for alternative street design that can provide connectivity & stormwater infiltration.

Planned Development--Conservation Subdivision (PD-CS)

7. *What requirements of the underlying zoning district are modified by the PD-CS?*
 - 25% of the site must be permanently protected greenspace that is at least 75% contiguous.
 - There is no minimum lot frontage or lot size, and the minimum interior yard setback is reduced to 5 feet.
 - The yards abutting the exterior property line or existing public rights-of-way will maintain setbacks and/or frontages of the underlying zoning.
 - The lots must be configured to minimize impervious surfaces. Houses are allowed to share a driveway, and there are no mandatory minimum parking requirements.
 - Streets and other infrastructure may be private (dedication to the City is not required).
8. *What are the requirements of the permanently protected Greenspace?*
 - Greenspace must contain the environmentally sensitive features of the parcel.
 - Impervious surfaces in the Greenspace are limited to 15% and utility easements are limited to 20%
 - Greenspace can be used for passive recreational activities, trails, community gathering places, community gardens, garden composting areas, or natural stormwater management facilities.
 - Greenspace cannot be used for active recreation, golf courses, excavation, or any use that would interfere with the preservation of the Greenspace in a primarily natural state.
 - The owner of the Greenspace is fully responsible for its maintenance; Greenspace must be kept free of hazards, and all City ordinances pertaining to regulation of property maintenance apply.
 - The City will have a 3rd party right to enforce the protection of the Greenspace.
9. *How is the permanent Greenspace owned and how is it legally protected in perpetuity?*
 - The Greenspace must be owned by a mandatory homeowners' association or by a qualified conservation organization as defined by Federal law. The City may accept dedication of Greenspace at its sole discretion.
 - The Greenspace is permanently protected from development by a legal instrument approved by the City attorney such as a conservation easement or deed with restrictions.
 - Conservation easements must be held by a qualified conservation organization.
10. *Where can I read the full text of the ordinance?*
 - The Planned Development-Conservation Subdivision was introduced in Zoning Committee on October 28, 2008 as ordinance number 08-O-0271. **To access the full text of the ordinance online**, go to www.atlantaga.gov, click on City Council. Under "Legislation", click on "Meeting Agenda." Scroll down and click on "Committee Agenda on October 28, 2008." Click on Zoning, and scroll down to item D., Ordinances for First Read.

Questions?

Zoning: Nina Gentry or Christian Olteanu (404) 330-6145

Greenspace: Kenna Laslavic or Susan Rutherford (404) 546-1258

1. *Why is the City trying to adopt this ordinance?*

The City is proposing a Conservation Subdivision ordinance to achieve compliance with requirements of the Metropolitan North Georgia Water Planning District. The City's goal is to adopt the ordinance in early 2009. This ordinance is a tool for protecting watersheds through the preservation of open space and greenspace and the nonstructural management of stormwater runoff. It is also a tool for balancing residential development, open space, and natural resource protection while maintaining a sense of community.

See www.northgeorgiawater.com/files/mngwpd_conssubdivisionmodord.pdf for the model ordinance.
2. *What is a PD-CS?*
 - Single-family dwellings clustered together on smaller lots than zoning regulations would typically allow, and clustered away from sensitive environmental resources
 - Permanently protected greenspace and sensitive environmental resources
 - Same number of dwellings as would be allowed in a conventional subdivision
3. *What is the intent of the ordinance?*
 - Create a density-neutral residential zoning that protects water quality
 - Increase greenspace in the City and protect it from future development
 - Cluster homes on the least environmentally sensitive area of a parcel
4. *When and where does this ordinance apply?*
 - PD-CSs are voluntary and will require rezoning to planned development—conservation subdivision category.
 - Underlying zone must be single-family residential zoning classification of R-1, R-2, R2-A, R-2B, R-3, R-3A, R-4, R-4A, R-4B, or R5
 - Minimum parcel size of 2 acres and site must be served by public sanitary sewer.
 - Must contain an environmentally sensitive area such as a steep slope, mature forest, 100-year floodplain, stream, wetland, endangered species habitat, scenic viewshed, or connectivity to existing parks, greenspace, or trails.
5. *How will a developer apply for the PD-CS?*
 - Application is a rezoning and is site plan specific.
 - Applicants must attend a pre-application meeting with City staff to determine eligibility and feasibility of a site for a PD-CS.
 - Applicants must submit an Existing Conditions Site Plan, a Conventional Subdivision Site Plan, and a proposed Conservation Site Plan for review by the Bureau of Planning.
 - Applicant must adhere to all other applicable ordinances.
6. *How will a PD-CS affect density?*
 - The intent of the ordinance is to keep the development density neutral. Generally, the same number of homes can be built in a PD-CS as could be built in a conventional subdivision.
 - A developer is required to submit a Conventional Subdivision Site Plan design (regulated by the existing Land Subdivision Ordinance), to demonstrate the number of proposed lots.