



Blue Hill Townhomes

LUMO Text Amendment



Council Meeting
February 24, 2021

DRAFT

Recommendation

- Adopt the Resolution of Consistency with the Comp Plan
- Enact the Ordinance to approve the text amendment

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LUMO Text Amendment Process



Existing Townhome Standards

- All residential projects in WX- Subdistricts must include a nonresidential use
- Minimum 10% of building floor area or 15% of site floor area
- Lot Requirements
 - 1700 sq ft Minimum Net Land Area
 - 20 ft Minimum Lot Width

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Community Interests

- Development Opportunity for Small Infill Sites
- Broaden Variety of Housing Types
- Broaden Options for Housing Price Points



Council Interests from the Public Hearing

1. Accessory Dwelling Unit standards to encourage smaller units
2. Typical size of existing townhome projects (stacked or standard townhomes)
3. Building form implications – is having more townhomes effective at reducing building scale?

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1. Accessory Dwelling Units

Encourage as a component of townhome projects?

Steps for assessing ADUs as an opportunity in Blue Hill:

- Study market dynamics – what's feasible to integrate with townhome projects and with new construction?
- Understand what objectives Council hopes to accomplish
- Discuss options for ADU standards that meet objectives
- Consider geographic scope – Blue Hill only or more widespread?



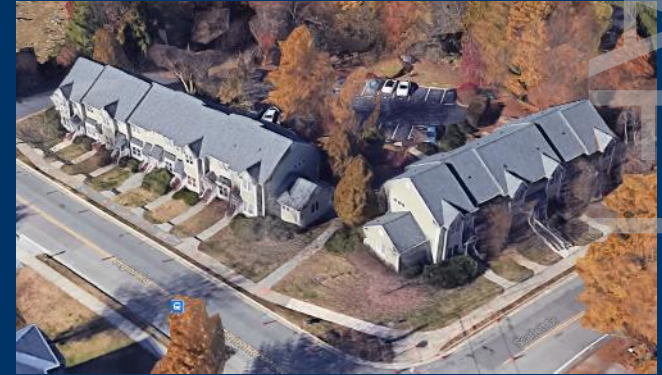
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2. Townhome Project Examples

Are small projects common?

- Small projects in Chapel Hill
(Standard Townhomes)

- **Cooper Square:**
3.09 acres, 39 units
- **Rosemary Place at Meadowmont:**
2.68 acres, 32 units
- **Salem Court:**
2.04 acres, 18 units
- **Legion Rd Townhomes:**
1.37 acres, 14 units



- Townhome projects can be a range of sizes, including on sites around 3 acres and below

2. Townhome Project Examples

What types of projects are typical?

- Stacked Townhomes in DC and Atlanta
 - Projects can scale to fit size of site – from less than a block up to a whole neighborhood
 - ADU opportunity – lower unit rented out by owners of ‘stack’ who occupy top unit
 - Parking – garages typical, often with alley access

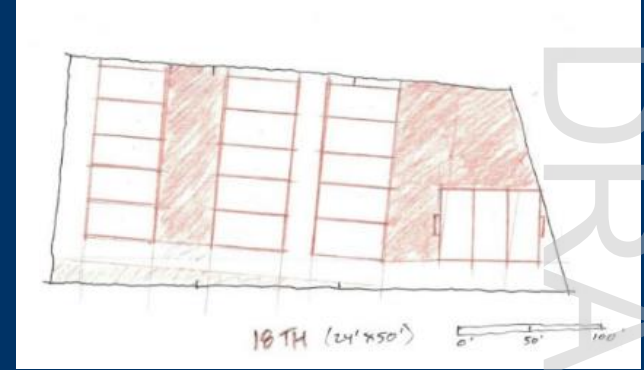


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3. Building Form Implications

What to expect with building scale?

- Small sites where townhomes are encouraged should limit building size
- Flexibility on building configuration supports higher unit yield on expensive land
- New Max Building Dimensions apply – 330' x 120'
- Townhomes wrapping a parking deck – possible configuration, homes could serve screening function



3. Building Form Implications

What to expect with building scale?

- Stacked Townhomes:
 - Height of 4 stories typical (45' – 55')
 - Design elements can be used to blend with adjacent smaller-scale residential
 - Can be configured in long buildings
 - Many architectural styles possible



3. Building Form Implications

- **Blue Hill Design Guidelines** could be updated to provide more guidance for townhomes
 - Address appropriate building size, architectural style, etc
- Townhomes already permitted in Blue Hill, but Design Guidelines are generally use-neutral

Example: *Building Better Townhome Communities*, Montgomery County, PA

Build active parks

Central greens provide areas for recreation and community gathering. Amenities, such as playgrounds and seating, activate the space and attract residents.

Line front yards and streets with street trees

Trees create canopies that provide cooling shade to pedestrians, homes, and cars; beautify the streetscape; and reduce traffic speeds. They also provide a buffer distancing pedestrians from moving traffic.

Pair front-loaded garages

Paired single-car-wide garages and driveways consolidate green spaces in front yards for street trees and landscaping.

Enhance architectural details

Articulated building façades, including entrances, windows, garage doors, and a mix of building materials, create visual interest and a more varied streetscape.

Build community with porches

Front porches encourage interaction between neighbors and help establish connected communities.



Recommended Text Amendments

1. Exempt 'small' townhome projects from nonresidential requirement
2. Reduce nonresidential requirement for 'medium' townhome projects – 5% of building / 10% of site floor area
3. Adjust lot requirements to better reflect townhomes

2.0 acres max

1800 sq ft
median unit size

2 – 2.5 acres

1800 sq ft
median unit size

Measured for townhome
building as a whole

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Recommended Text Amendments

1. Exempt 'small' townhome projects from nonresidential requirement

Maximum Site Area of 2.0 acres

- Allows flexibility on unit count, including stacked townhomes
- Opportunity for sites that are too small to support other uses (Office, Hotel, Wrapped Multifamily)



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Recommended Text Amendments

1. Exempt 'small' townhome projects from nonresidential requirement

Median Unit Size of 1800 sq ft

- Allows full range of floor plans in the 'Micro/Urban' product type
- Don't expect to see units from 1800 – 2600 sq ft (Conventional product type, not feasible per Noell study)



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Recommended Text Amendments

2. Reduce nonresidential requirement for 'medium' townhome projects –

5% of building floor area / 10% of site floor area

Site Area of 2.01 – 2.5 acres

- Creates a 'Phase-in' before full requirement applies



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Recommended Text Amendments

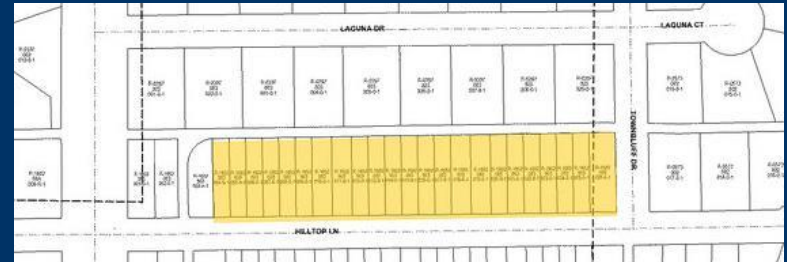
3. Adjust lot requirements to better reflect townhomes—

Dimensions measured for the whole townhome building, not individual lots/units

Minimum Net Land Area of 1700 sq ft

Minimum Lot Width of 20 ft

- Some townhomes could be on lots smaller than this



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