

06-26-2019 Town Council Meeting

Responses to Council Questions

ITEM #12: Consider Land Use Management Ordinance Text Amendments - Proposed Changes to Section 3.11 Regarding Affordable Housing and Stormwater Management in the Blue Hill District

Council Question: The CDC suggested allowing all buildings in the conventional path be lined up along the street frontage. That makes room for additional development in the future. If a developer took the conventional path, and lined up the buildings along the street frontage and then subdivided the land to sever the unimproved land to create a new lot, would the new lot have to follow the enhanced path? Would the truncated, built-on portion of the original lot now have to do anything retroactively? Or would it still be considered a conventional path, even though buildings would cover essentially the entire new lot?

Staff Response: *For a potential development that maximized the amount of building floor area allowed under the Conventional Path, the full site would be needed for the project to stay within the density and/or floor area ratio (FAR) requirements. This would be codified in the Special Use Permit. Subdividing the site would not create any new allowance for building floor area. Vacant lots would need to remain vacant in order to support the continued compliance of the built-upon lot. More development would be allowed if stormwater facilities were added so that some or all of the site met the conditions of the Enhanced Development Path. For example, in the scenario described, stormwater facilities (treating 50% of impervious area) could be retroactively added to the built-on lot. The vacant lot could then be developed under either Path.*