

Summary of Proposed Revisions to Ordinance #284 Conservation Development Pilot Projects

(based on public and CAC input, not intended to be a complete list)

1. Remove “Pilot Program” throughout the ordinance, including definition section.
2. Conservation Development Subdivisions will be allowed in A-1, A-2, A-3, R-2 and R-3 zones.
3. Conservation Development Subdivisions will follow the Major Subdivision process, requiring:
 - a. Site Development Plan and Subdivision
 - b. Recommendation by the Planning Commission, and Final approval by the Board of Trustees
4. Conservation Area (CA) Revisions:
 - a. Conservation Area definition: Any area(s) within a proposed conservation subdivision to be designated as CA must be site appropriate and promote the history and culture of the village and historic permeable land uses This includes elements such as small scale agriculture, habitat, animal husbandry, maintenance of culturally significant historic sites or structures, preservation and use of acequias, preservation of scenic aspects of the parcel and views, small scale horse activities, or similar uses of land in furtherance of the Village Master Plan.
 - b. Conservation Area will be identified on the plat as a separate lot or lots and shall remain designated in perpetuity.
 - c. All Conservation Development Subdivisions will designate 35 percent of the total parcel acreage as Conservation Area (Open Space).
 - d. Conservation Area Plan is required, which includes operation and maintenance, uses allowed in the Conservation Area, and who is responsible for the area, such as an HOA.
 - e. Allowed uses include agriculture, habitat, pedestrian and equestrian trails. Preservation of existing natural landscapes and features, such as cottonwood trees, native vegetation, acequias, and existing grades and slopes is encouraged.
 - f. Parks are an allowable use of the Conservation Area in the R Zones.
 - g. Prohibited uses include paved sports courts, golf driving ranges, impervious surfaces.
 - h. Existing or new structures are allowed for the purpose of maintaining Conservation Area or for support of uses in the Conservation Area Plan. Encourage the preservation of historic structures.
5. Ditch rights shall not be severed as part of the conservation subdivision
6. Density bonus - To determine the density bonus (additional number of dwelling units allowed), the developable area (net lot acreage minus the Conservation Area and infrastructure easements) is used as the base with a multiplier of 1.5 for Agricultural Zones and Residential Zones. The total number of dwelling units permitted for the Conservation Subdivision is derived by adding the allowed dwellings units for the zone plus the density bonus dwelling units.
7. Buildable areas will be based on the Floor to Area Ratio (FAR) for the developable area (net lot acreage minus the Conservation Area and infrastructure easements) as a running total FAR. To encourage different size homes, the FAR would be applied sitewide to the developable area.
8. Remove the minimum development size requirement. Parcels of any size can be eligible for the Conservation Development subdivision process if it meets the minimum lot size for that zone.