TO: **Planning Commission**

FROM: **John Merrithew, Planning/Zoning Administrator**

DATE: **January 15, 2025**

SUBJECT: **LVZA 2025-0001**

Purpose: To continue the Commission's review of environmental standards of the Zoning Ordinance with the objective of improving environmental protection as well as minimizing development impacts on the environment.

Background/Discussion: At the last Commission meeting staff was asked to come back with amendment language. That process will require more time and additional Commission guidance. The scope of the environmental standards and the work program covers multiple chapters of the Town Code and topics ranging from application checklists to design guidelines and how the Town calculates density.

I have attached the list of work program tasks and what I believe is the associated ordinance text. In some, but not all areas, draft language is proposed. Staff is asking the Commission to provide direction as to changes to the ordinance approach and specific text including the following more general questions:

Much of the existing regulation applies to subdivisions and site plans. Residential open space requirements in the 'R' zoning districts, for example, are required only for subdivisions of 20 lots or more. Site plans apply only to nonresidential uses. The Town will not see large subdivisions or significant commercial development without annexing additional lands so to what extent should the regulations apply to smaller projects and individual lot owners?

The Comprehensive Plan and Zoning Ordinance refer to clustering development as a means of preserving open space. Clustering typically allows the permitted lots (the density) to be located on a smaller portion of the site with the remainder of the site retained as open space. Minimum lot sizes are already very small ranging from 8,000 square feet to 4,500 square feet. Should the Commission consider revising the development density standards to allow clustering development on smaller lots.

New commercial development is not required to provide open space. They are required to provide buffers and parking lot landscaping. Should additional open space be a requirement for new commercial development?

The Commission has previously mentioned planting techniques for street trees. To what extent should planting techniques be a requirement of the Ordinance?

Attachments:

1. Work Program and Ordinance Text
2. Commissioner Corcoran Comments
3. Open Space/HOA Space Map
4. Floodplain/Forest Map