

OSC Draft  
v 11.23.2016

<b>RR Multiplier</b>
0.28
<b>AG Multiplier</b>
0.18

<b>Open Space Area Multiplier</b>			
RR	AG	RR	AG
2.5	4.0	2.5	4.0
<b>Maximum Open Space Area Bonus</b>			
RR	AG	RR	AG
50.0%	150.0%	30.0%	90.0%
<b>Minimum Open Space Area</b>			
RR	AG	RR	AG
15.0%	15.0%	20.0%	20.0%

<b>Design Multiplier</b>				<b>PDR Multiplier</b>		
RR	AG	RR	AG	Current	RR	AG
10.0	10.0	10.0	10.0	n/a	1	1
<b>Maximum Design Bonus</b>				<b>Maximum PDR Bonus</b>		
RR	AG	RR	AG	Current	RR	AG
50.0%	50.0%	40.0%	40.0%	n/a	40.0%	40.0%

Cells that are highlighted orange indicate current standards.

Cells that are highlighted red are a reminder that those developments are not open space communities.

Fox Ridge, Castleton, Inverness Woods, and Carriage Hills are not open space communities. Some were also developed with different minimum lot area standards. They have been included for comparison purposes.

Changing the number in these boxes above the table will automatically recalculate the table below. Also, changing the zoning district, in the table below, will recalculate the table, based on the standards for that zoning district.

Project	Zoning	Lot Area		Conventional Lots		Open Space Area Bonus					Superior Design Bonus				PDR Bonus			Number of Lots			Density						
		Gross	Net	# Lots	Lots/Area	% Open Space	% Increase	# Lots	% Increase	# Lots	# Criteria	% Increase	# Lots	% Increase	# Lots	# Purchased	% Increase	# Lots	Current	Proposed	Difference	Current Area/Lot	Proposed Area/Lot	Difference	Current Lots/Acre	Proposed Lots/Acre	Difference
Copper Meadows	RR	80.8	77.9	29	0.37	52.8%	50.0%	14.5	30.0%	8.7	3	30.0%	8.7	30.0%	8.7	0.0%	0	52	46	-6	1.50	1.69	0.20	0.67	0.59	-0.08	
Hartman Farms	AG	156.1	152.4	26	0.17	55.0%	150.0%	39	90.0%	23.4	3	30.0%	7.8	30.0%	7.8	0.0%	0	72	57	-15	2.12	2.67	0.56	0.47	0.37	-0.10	
Woods of Portage	RR	16.3	15.4	3	0.19	50.9%	50.0%	1.5	30.0%	0.9	5	50.0%	1.5	50.0%	1.5	0.0%	0	6	5	-1	2.57	3.08	0.51	0.39	0.32	-0.06	
Hanover Glen	AG	73.8	73.3	14	0.19	60.2%	150.0%	21	90.0%	12.6	1	10.0%	1.4	10.0%	1.4	0.0%	0	36	28	-8	2.04	2.62	0.58	0.49	0.38	-0.11	
Natures Preserve	AG	40.7	40.5	8	0.20	58.0%	150.0%	12	90.0%	7.2	2	20.0%	1.6	20.0%	1.6	0.0%	0	21	16	-5	1.93	2.53	0.60	0.52	0.40	-0.12	
Fox Ridge	RR	96	95.1	48	0.50	25.4%	26.0%	0	13.5%	6.5	0	0.0%	0	0.0%	0	0.0%	0	48	54	6	1.98	1.76	-0.22	0.50	0.57	0.06	
Castleton	RR	37.7	36.6	19	0.52	0.0%	-37.5%	0	-50.0%	0	0	0.0%	0	0.0%	0	0.0%	0	19	19	0	1.93	1.93	0.00	0.52	0.52	0.00	
Inverness Woods	RR	100.9	99.5	72	0.72	0.7%	-35.8%	0	-48.3%	0	0	0.0%	0	0.0%	0	0.0%	0	72	72	0	1.38	1.38	0.00	0.72	0.72	0.00	
Carriage Hills	RR	156.4	154.6	104	0.67	0.0%	-37.5%	0	-50.0%	0	0	0.0%	0	0.0%	0	0.0%	0	104	104	0	1.49	1.49	0.00	0.67	0.67	0.00	
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Doletzky	AG	92	88.9	16	0.18	60.0%	150.0%	24	90.0%	14.4	5	50.0%	8	50.0%	8	8	40.0%	6.4	48	44	-4	1.85	2.02	0.17	0.54	0.49	-0.04
Doletzky	RR	92	88.9	24	0.28	60.0%	50.0%	12	30.0%	7.2	5	50.0%	12	50.0%	12	8	33.3%	8	48	51	3	1.85	1.74	-0.11	0.54	0.57	0.03

**AG/RR Multiplier**  
A constant, based on recent open space communities, used to determine the ratio of conventional lots to net lot area.

**Zoning**  
RR is Rural Residential. AG is Agricultural.

**Gross Lot Area**  
The total deeded acreage of the parcel.

**Net Lot Area**  
The acreage of the parcel, before development, excluding street rights-of-way.

**# Lots**  
The number of lots available in a conventional site plan.

**Lots/Area**  
The number of lots divided by the net lot area. This is used as a metric to account for the area used for infrastructure.

**Open Space Area Bonus**  
Additional lots are provided when the open space area is greater than the minimum open space area.

**% Open Space**  
The percent of the gross lot area that is dedicated to open space area.

**% Increase**  
The percentage increase in the number of lots allowed from the conventional plan due to additional open space area.

**# Lots**  
The increase in number of lots due to the additional open space area.

**Open Space Area Multiplier**  
The percentage increase in the number of lots allowed in a conventional plan for each 1 percent increase in the amount of open space area.

**Maximum Open Space Area Bonus**  
The maximum increase in the number of lots allowed in a conventional plan as a result of additional open space area.

**Minimum Open Space Area**  
The minimum amount of open space required for an open space community.

**Superior Design Bonus**  
Additional lots are provided when certain design standards are satisfied.

**# Criteria**  
The number of superior design criteria that are satisfied.

**% Increase**  
The percentage increase in the number of lots allowed from the conventional plan due to superior design.

**# Lots**  
The increase in the number of lots due to superior design.

**Design Multiplier**  
The percentage increase in the number of lots allowed in a conventional plan for each superior design standard that is satisfied.

**Max Design Bonus**  
The maximum increase in the number of lots allowed in a conventional plan as a result of superior design bonuses.

**PDR Bonus**  
Additional lots are provided for the purchase of development rights from other properties.

**# Purchased**  
The number of development rights purchased.

**% Increase**  
The percentage increase in the number of lots allowed from the conventional plan due to purchase of development rights.

**# Lots**  
The increase in the number of lots due to purchase of development rights.

**PDR Multiplier**  
The number of additional lots from what was allowed in a conventional plan for each lot for which the development right has been purchased.

**Max PDR Bonus**  
The maximum increase in the number of lots allowed in a conventional plan as a result of purchase of development rights.

**Current**  
The total number of lots allowed according to the current Zoning Ordinance.

**Proposed**  
The total number of lots allowed according to the parameter in the boxes above.

**Difference**  
The difference in the total number of lots from the current to the proposed standards.

**Area/Lot**  
The area for each lot of the development. (Net lot area, before development, divided by the number of lots.)

**Lots/Acre**  
The number of lots per acre. (Number of lots divided by net lot area before development.)