

OSC Draft
v 11.30.2016

RR Multiplier
0.28
AG Multiplier
0.18

Open Space Area Multiplier			
RR	AG	RR	AG
2.5	4.0	2.5	4.0
Maximum Open Space Area Bonus			
RR	AG	RR	AG
50.0%	150.0%	40.0%	120.0%
Minimum Open Space Area			
RR	AG	RR	AG
15.0%	15.0%	20.0%	20.0%

Design Multiplier			
RR	AG	RR	AG
10.0	10.0	12.5	15.0
Maximum Design Bonus			
RR	AG	RR	AG
50.0%	50.0%	60.0%	75.0%

PDR Multiplier		
Current	RR	AG
n/a	0	0
Maximum PDR Bonus		
Current	RR	AG
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	40.0%	11.6	3	30.0%	8.7	37.5%	10.9		0.0%	0	52	51	-1	1.50	1.53	0.03	0.67	0.65	-0.01	
Hartman Farms	AG	156.1	152.4	26	0.17	55.0%	150.0%	39	120.0%	31.2	3	30.0%	7.8	45.0%	11.7		0.0%	0	72	68	-4	2.12	2.24	0.12	0.47	0.45	-0.03	
Woods of Portage	RR	16.3	15.4	3	0.19	50.9%	50.0%	1.5	40.0%	1.2	5	50.0%	1.5	60.0%	1.8		0.0%	0	6	6	0	2.57	2.57	0.00	0.39	0.39	0.00	
Hanover Glen	AG	73.8	73.3	14	0.19	60.2%	150.0%	21	120.0%	16.8	1	10.0%	1.4	15.0%	2.1		0.0%	0	36	32	-4	2.04	2.29	0.25	0.49	0.44	-0.05	
Natures Preserve	AG	40.7	40.5	8	0.20	58.0%	150.0%	12	120.0%	9.6	2	20.0%	1.6	30.0%	2.4		0.0%	0	21	20	-1	1.93	2.03	0.10	0.52	0.49	-0.02	
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%	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%	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%	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%	0	104	104	0	1.49	1.49	0.00	0.67	0.67	0.00	
Doletzky	AG	92	88.9	16	0.18	60.0%	150.0%	24	120.0%	19.2	5	50.0%	8	75.0%	12.0		8	0.0%	0	48	47	-1	1.85	1.89	0.04	0.54	0.53	-0.01
Doletzky	RR	92	88.9	24	0.28	60.0%	50.0%	12	40.0%	9.6	5	50.0%	12	60.0%	14.4		8	0.0%	0	48	48	0	1.85	1.85	0.00	0.54	0.54	0.00

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.)