



## **TDR Interim Zoning Committee Status Report August 1, 2019**

The charge given to the TDR Committee by the City Council is to **“Undertake an analysis of the program for the Transfer of Development Rights established in and by the Land Development Regulations and recommend options for its implementation.”**

While understanding that any TDR Program is both a Planning and a Conservation tool, the TDR committee’s main discussion and focus has been on:

- the Conservation Value of the TDR program
- a search for other viable means to conserve open space, farmland, forest blocs and wildlife habitats
- how to expand the TDR marketplace to Receiving Areas outside the SEQ

The committee has agreed the following key recommendations to revise the TDR program:

- Establish Receiving Areas in zones outside the SEQ using a TDR Overlay District Map or other mapping tool and/or areas not identified by the Interim Zoning Open Space Committee as a priority for conservation
- Amend SB LDRs to establish a maximum square footage per dwelling unit. Owners or developers could build larger units in exchange for the purchase of a requisite number of TDRs
- Designate areas in the SEQ that are presently Receiving Areas as Sending Areas to the extent a parcel is identified by the Interim Zoning Open Space Committee as high priority for conservation
- Add new Sending Areas that are outside the SEQ to the extent a parcel is identified by the Interim Zoning Open Space Committee as high priority for conservation
- Evaluate best practices to connect buyers and sellers of TDRs to create a fair TDR marketplace.

Newly designated Receiving Areas outside the SEQ would qualify for additional density through the purchase of a requisite number of TDRs.

Newly designated Sending Areas outside the SEQ would need to be zoned for low density development (equivalent to the NRP zone).

Other Options considered by the committee were:

1. Eliminate the TDR program and replace it with conventional zoning.
2. Retain current zoning and retire (purchase) all outstanding TDRs.
3. Retain the current TDR program as is.

Work remaining for the Committee & estimated time to completion:

If the Planning Commission and City Council accept the committee's recommendations, then amended LDRs and a new TDR Ordinance would need to be drafted, approved, published and implemented.

City staff and TDR committee members would need to work together on the Drafting of LDR amendments and a new TDR Ordinance.

This work could take several months depending on available staff time, Planning Commission review and Public Hearings, City Council review and Public Hearings.

Next steps:

- The TDR Committee's Final Report and Recommendations (not including draft amended LDRs) should be complete and delivered to the Planning Commission and City Council by the end of August.
- Receive feedback from the Planning Commission.
- Amend the report as necessary.

Do any of your Committee's deliverables interact with or depend upon on the work of other IZ Committees/ Boards? If so, in what manner:

The TDR Committee will use the findings and recommendations of the Open Space committee to designate Sending and Receiving areas/parcels.