

CITY OF TALLAHASSEE

CITY COMMISSION AGENDA ITEM

ACTION REQUESTED ON:	February 11, 2004
SUBJECT/TITLE:	Approval of New City Commission Policy Establishing Best Management Practices for Significant Grades in Residential Subdivisions
TARGET ISSUE:	

STATEMENT OF ISSUE

Section 5-61 of the City's Land Development Code sets certain development standards for the protection of significant grades in the City. Fifty percent of significant grades must be placed in conservation easements and left undisturbed. The remaining significant grades on a site may be developed so long as topographic changes are minimized by use of off-grade construction, best management practices, and limitations on retaining walls. The term, best management practices, is not defined in the Land Development Code, and the Growth Management Department has proposed a City Commission Policy (**Attachment 1**) to establish guidelines for approving best management practices in residential subdivisions. The proposed policy is before the City Commission for review and approval.

RECOMMENDED ACTION

Approve the proposed City Commission Policy on Best Management Practices for Residential Subdivisions with Significant Grades, as attached

FISCAL IMPACT

Some residential lots, which previously could not be developed, may be developed under the proposed policy, if approved. The developed lots would probably be taxed at a higher amount, thus increasing the revenue to the City.

		James R. English
		City Attorney

For Information, please contact: Linda Hurst, Assistant City Attorney, Ext. 8554

ITEM TITLE:

Approval of New City Commission Policy Establishing Best Management Practices for Significant Grades in Residential Subdivisions

SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS

HISTORY/FACTS & ISSUES

Section 5-61 of the City’s Land Development Code sets certain development standards for the protection of significant grades in the City. Fifty percent of significant grades must be placed in conservation easements and left undisturbed. The remaining significant grades on a site may be developed so long as topographic changes are minimized by use of off-grade construction, best management practices, and limitations on retaining walls. The term, best management practices, is not defined in the Land Development Code, and the Growth Management Department has proposed a City Commission Policy (**Attachment 1**) to establish guidelines for approving best management practices in residential subdivisions.

The proposed Policy applies, as stated above, only in residential subdivisions. The purpose for limiting it to residential subdivisions is that many residential lots are small, with less flexibility to address the limitations imposed by significant grades. Nonresidential sites generally tend to be larger, with more area to address the limitation. The best management practices would require a detailed grading plan that meets the following criteria:

- (1) Considers the impacts of stormwater runoff;
- (2) Minimizes any pollutants and turbidity which may have the potential to leave the development site;
- (3) Assures that the amount and velocity of stormwater leaving the site does not exceed the existing predevelopment conditions of the site;
- (4) Demonstrates that all stormwater that leaves a site, to the maximum extent feasible, will flow to a public or an approved private conveyance system; and
- (5) Clearly validates that no additional impact beyond preexisting conditions will take place to any other parcel of ground.

Approval of the proposed policy will permit the development of lots in residential subdivisions that are at this time denied the right to develop.

ITEM TITLE:

Approval of New City Commission Policy Establishing Best Management Practices for Significant Grades

in Residential Subdivisions

OPTIONS

1. Approve the proposed City Commission Policy on Best Management Practices for Residential Subdivisions with Significant Grades, as attached.
2. Approve a City Commission Policy on Best Management Practices for Residential Subdivisions with Significant Grades, as revised by the City Commission.
3. Do not approve a City Commission Policy on Best Management Practices for Residential Subdivisions with Significant Grades, and provide directions to staff.

ATTACHMENTS/REFERENCES

1. Proposed City Commission Policy on Best Management Practices for Residential Subdivisions with Significant Grades.