

# Right of Way Dedications and other Land Use Regulations

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# Land Development & Housing Costs

Historically, there are three main drivers of housing costs.

1. **Land**
2. Labor
3. Lumber (*includes all materials*)

Land is the only resource that has a fixed supply. We are not making any more land. We must make the most of what we have.

All land use policies add additional costs to the price of a new home.

# Generalized Subdivision Development

Rural Area 40-60 minutes outside urban area.

## 250 acre subdivision development plan



Wastewater treatment area

Stormwater control ponds

Future Homes  
22 half acre lots

Existing Homes  
96 half acre lots

50 foot riparian buffer

Zoning for this development allows for 118 homes

Note: Lot 201 is an existing homes site

# Agree or Planning Commission will deny rezoning request

- Planning Commission approval is contingent on the Developer making a series of concessions.
- Additional ROW is only one of a series of concessions a developer must make.
- This ROW decision (**orange**) will impact contiguous property owners, who have not rezoned north of the state highway.



# Developers pay for infrastructure to put new housing lots into production



# Impact of TDEC & Subdivision Regulations

The combination of regulations takes a lot of land out of production during the development process.

- Green Space Requirements
- Setbacks & Easements
- Stream Buffers
- Stormwater Regs
- Wastewater Regs

250 acres of land yields  
118 buildable lots on 62 acres



# The Last Phase of This Development

The initial project costs in phases 1 & 2 included purchase of land, rezoning the property, get environmental approvals, gain planning commission approvals, pay fees and establish performance bonds. All are needed before the work of building houses could begin.

This final phase of development costs include

- \$368,000 performance bond for roads, drainage and erosion control
- \$63,600 performance bond for adding 22 houses to the wastewater collection system
- \$235,000 performance bond for water improvements in favor to the local utility district.
- Stormwater maintenance agreement
- Costs to grade the area and stabilize the lots
- Install roads and utility infrastructure



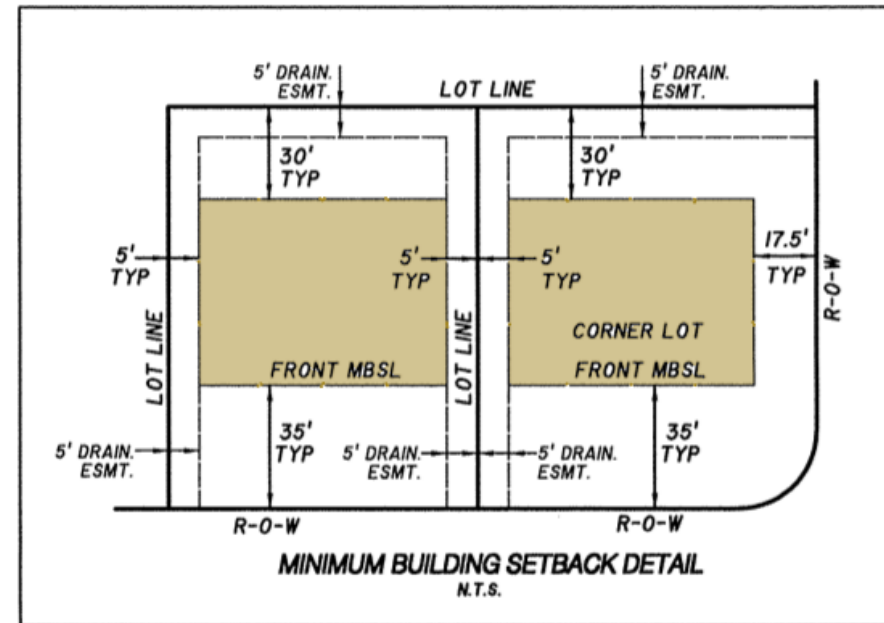
# Setbacks Shrink the Building Envelope on Every Lot

The Building envelope is not just the footprint of the house.

- Hard landscaping and your driveway may impede into the building envelope.
- +
  - Aggressive landscape buffer requirements establish setbacks around the development's permitter, limiting the number of available lots.

Most Zoning requires setbacks (space between) the lot lines or streets

For these half acre lots (21,780 sq.ft)  
39% of the land cannot be built on (8,500 sq.ft)



**Building Envelope**



# The limits of a building envelope drives modern housing design.



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62 acres of buildable lots



# Land Use Requirements Add Costs

The question is **who pays when land is taken out of production?**

- The initial owner selling the property thinks he has 250 acres, but on a production basis it is much less.
  - Seller likely to get a lower offer than expected.
- The future homeowner pays a higher price for their new home.
  - The cost of the lot is a major factor in the final home price.
  - More expensive lot prices lead to larger more expensive houses, this often prices many families out of the market.

# Additional ROW & Perimeter Buffers Decrease Building Area

## Buffers & Right of Way

- Total Area: 14.88 acres
  - 6.0% in lost land cost off 250 acres

## Area Math for Buffers & ROW

- 0.69 acres = Road Improvements (1000' x 30')
- 2.04 acres = ROW road frontage (4450' x 20')
- 3.34 acres = Landscape Buffer (9700' x 15')
- 2.67 acres = Greenway easement (5825' x 20')
- 6.12 acres = additional ROW orange (4450' x 60')

Note: the survey markings for the additional ROW are actually >60 feet, so the lost acreage in this plan is likely at least +4 to +6 additional acres.

