

Comprehensive Plan Consistency

In general, the Land Development Regulations (LDR) implement the Comprehensive Plan and should be kept as up-to-date, correct, and functional as possible to accomplish that purpose. Specifically, the LDR adopted through Ordinance No. 2022-15 fulfills Comprehensive Plan Strategy LU-1.2.12 to adopt a form-based code for context-sensitive design. Several other Comprehensive Plan strategies have been satisfied through the new LDR as well, including Open Space strategies related to wildlife and wetlands, Transportation & Mobility strategies addressing Complete Streets principles, and Housing strategies for affordable housing incentives.

Overall, these proposed amendments do not change the LDR's established consistency with the Comprehensive Plan. Clerical errors and missing wording have no effect on consistency, only readability and usability of the LDR. Clarifications proposed here relate to applicability of the code, better placement of application requirements, and description of sign area calculations, none of which are addressed by the Comprehensive Plan.

Other issues in the new LDR include the number of required parking spaces for drive-through restaurants and multifamily residential developments, a potentially onerous requirement for screening loading spaces, an incorrect statement about building fees, and conveyance of stormwater to help protect trees during heavy rain or storms. The proposed solutions to these issues have not been found to conflict with any elements or strategies in the Plan.