

Comprehensive Plan Consistency

In general, the Land Development Code (LDC) implements the Comprehensive Plan and should be kept as up-to-date, correct, and functional as possible to accomplish that purpose. Specifically, the LDC 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 LDC 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 LDC's established consistency with the Comprehensive Plan. Incorrect references or unclear requirements have no effect on consistency, only readability and usability of the LDC.

Other issues include design standards that have proven unworkable in some circumstances and require more flexibility. None of these items, such as fencing materials, heights, and breaks or driveway placement, are addressed through the Comprehensive Plan. Some other issues include missing or faulty sign regulations and an unnecessarily burdensome expiration date. The proposed solutions to these issues have not been found to conflict with any elements or strategies in the Plan, either.

A change to parking requirements to add bicycle standards to certain uses enhances Intent TR 1.1-1.4 of the Transportation Element by strengthening the multimodal system throughout the city as new development occurs.