

# 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 technical definitions of open space, driveway width, and tree species, none of which are addressed specifically by the Comprehensive Plan, although open space and tree species details may serve to better implement the Open Space element.

Other issues in the new LDR include procedural issues such as expired terms of board members and hearings continued to a date certain, along with use changes in Seaboard and Laurel West and provisions for maintenance and historical review of properties in the architectural control districts. One issue in particular, the allowance of Flex (an industrial use) in the Seaboard Improvement District, was found to be in conflict with the Comprehensive Plan and thus proposed to change. The proposed solutions to these issues have not been found to conflict with any elements or strategies in the Plan.