

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 typos have no effect on consistency, only readability and usability of the LDR. Omissions from previous code or missing items relate primarily to signs and architectural requirements, neither of which are addressed by the Comprehensive Plan. Electric vehicles and landscape plan requirements are also regulated only at the level of the LDR.

Other issues or areas of contradiction in the new LDR include permitted uses in Residential Single-Family (RSF) zoning, mechanical equipment location in yards, review of telecommunications facilities, and designations of properties in the Historic Venice and Venetian Theme Architectural Control districts. These are not found to conflict with strategies in the Land Use, Housing, or Infrastructure elements of the Plan, nor with any other elements or strategies.

One change does bring the LDRs into stronger compliance with the Comprehensive Plan: the change in RSF-3 maximum density from 4.5 to 5.0 dwelling units per acre (du/ac). As written, densities between 4.6 and 5.0 du/ac could not be achieved on any residential property. The Low Density Residential Future Land Use designation allows a range of 1.0-5.0 for RSF-1 through RSF-3 properties. The corresponding zoning that should provide for this full range between 1.0 and 5.0 (RSF-3) was limited to 4.5 du/ac, and the next densest zoning (RSF-4) has a minimum density of 5.1 du/ac set by its corresponding Future Land Use designation (Moderate Density Residential). Therefore, 4.6 to 5.0 du/ac would be unavailable for any property in a single-family zoning district without creating a Future Land Use designation conflict. This was not the intention for the LDRs, and the proposed change to limit RSF-3 to 5.0 du/ac instead of 4.5 du/ac fixes the gap created by the previously adopted standard.