

# 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here relate to landscaping and building square footage measurements, processing applications for properties with repealed zoning districts, and other technical issues, none of which are addressed specifically by the Comprehensive Plan.

Other issues to be corrected include expiration of development orders, permitted roof materials, and procedural concerns including items such as pre-application consultation with HAPB and submittal of required information at appropriate points in the development process. The proposed solutions to these issues have not been found to conflict with any elements or strategies in the Plan.

One change involves requiring a functional open space resource management plan to be submitted with any Planned Unit District application, which implements Strategy OS 1.11.1(2)(B)(iii) and was previously missing from the Code.