

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. Environmental assessment changes may help strengthen the Open Space element by giving more regulatory power to the City to require these Resource Management Plan and Protected Species Assessments, which also come with a requirement to provide mitigation and (in the case of the Resource Management Plan) continued monitoring. Height limits and retail use definitions are not addressed specifically in the Comprehensive Plan, though retail will still be governed by intensity limits in the Plan. Other changes, including the change to Planned Unit Development language and the definition of "infill," bring the LDRs even closer to the Comprehensive Plan by matching its wording exactly.