

Narrative and Comprehensive Plan Consistency

The proposed amendment would allow developments in the Mixed-Use Seaboard area to have a zero percent minimum for interior parking lot landscaping. The goal of the Seaboard Improvement District (SBI) is for development similar to the downtown using form-based standards. Developers are encouraged to use on-street parking and area public parking rather than provide parking on site. Requiring interior parking lots and associated landscaping hinders this kind of development.

The proposed amendment would also end the conflict of landscaping in front of buildings that have a proposed zero (0) foot setback. In the Seaboard area, development to the lot line is encouraged. A zero-foot setback would not allow for landscaping since no space remains. The proposed amendment addresses this internal inconsistency while also allowing additional flexibility for future developments that may or may not take advantage of the reduced setback regulations.

The two proposed amendments implement strategy LU 1.3.3 relating to walkable streets with community-based design as it relates to the location of parking and having development adjacent to the sidewalk. This kind of design is intended to focus on the form of the site and building other than only the land use. Strategy LU 1.2.12 and LU-GW 1.1.4 promote form-based design within the Mixed-Use Seaboard area as it relates to parking, mobility, and connectivity.