

Ordinance No. 2015-1369 – PDD-27
Changes
October 10, 2016

The following is a brief summary of changes made to the PDD-27 Ordinance since July. The summary does not include technical or grammatical changes.

Section 6. Master Plan.

The date of the Master Plan is updated to October 10, 2016.

Section 8. Land Uses.

(c) – Prohibited Uses. The prohibitions on “auto businesses, etc.” was revised to match specific auto related businesses identified in the UDO’s Table of Permissible Uses.

Section 9. Definitions.

A small number of definitions were deleted because they were not used in the ordinance (Attached Housing, Dependent Living Facility, Multi-family Apartment, Retirement Community).

Section 10. Development Regulations.

(b)(2) Sidewalks and Public Crosswalks. Reference to the Development Agreement was added. Makes clear that sidewalks may be located within buffers.

(b)(3) Driveways / Vehicular Access Points. Provides that vehicular access points may be modified during the permitting process subject to approval by appropriate authority.

(b)(4) Buffers. Makes clear that sidewalks may be located within buffers including the landscaped buffer on road frontages. Allows the County to eliminate the buffer along the northern boundary line of Village A and the Harrisburg Elementary School site if the County accepts the conveyance of Village A.

Section 11. Density / Intensity.

(a) Provides that Village A land is considered Open Space if the land is conveyed to the County or it may be utilized to calculate allowed density.

(b) Caps the total density for Villages D, E, and F at 2.99 dwelling units per acre.

Section 17. Buffers.

Makes clear that sidewalks may be located within buffers including the landscaped buffer on road frontages. Allows the County to eliminate the buffer along the northern boundary line of Village A and the Harrisburg Elementary School site if the County accepts the conveyance of Village A.

Section 19. Roadways and Traffic.

Provides that vehicular access points may be modified during the permitting process subject to approval by appropriate authority.

Section 22. Mass Grading and Timber Harvesting.

Allows the 20% tree retention requirement to be applied to the entire property rather than to each individual village or parcel of land. Removes Village A from the tree retention requirements if Village A is conveyed to the County. Allows trees retained in buffer areas to count towards the minimum 20% retention requirement.

Section 23. Open Space.

Allows tree protection areas to be considered Open Space.

Section 28. UDO.

Makes clear that the applicable UDO is the UDO in place at the date of the Development Agreement.

Section 30. Effective Date.

Makes clear that rezoning of the property is effective only if Developer takes title to the land. If Developer does not deliver copies of recorded deeds conveying the land to Developer within 70 days of approval of the ordinance then the rezoning does not take effect.