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Zoning Application: Amendments to the Land Development Code to create commercial planned development zoning standards

Review Comments

These are City-initiated amendments to the Land Development Code (LDC) to create commercial planned development zoning standards. The City of Belle Isle LDC currently has standards for residential planned development but not for commercial. It is in the best interest of the City to have development flexibility with both residential and commercial projects when deemed appropriate.

The amendments provide the mechanism to do this and remove language regarding residential densities that is part of the City's Comprehensive Plan and do not belong in the land development code. Having comprehensive plan language also in the land development code could create internal conflicts between the documents if the text of the Comprehensive Plan is amended.

Staff Recommendation

Staff recommends approval of the proposed Planned Development District amendments and Ordinance 2018-05. At their April 24, 2018 meeting, the Planning Board recommended approval of the proposed amendments.