

**DEVELOPMENT SERVICES DEPARTMENT**  
**Planning & Zoning Division**

**MEMORANDUM**

**PZ 09-26-02**

TO: Mayor & Town Councilmembers  
Thomas J. Willi, Town Administrator

FROM: Mark A. Kutney, AICP, Development Services Director

DATE: September 27, 2002

RE: Draft Comprehensive Plan Text Amendment.

Staff is proposing language to amend the text of the Future Land Use Element of the Comprehensive Plan to establish policies and objectives which encourage the preservation and enhancement of the Town's rural/equestrian lifestyle. The following language is presented at this time for informational purposes only. This item will be before Town Council for consideration on October 16, 2002. Should you have any questions please advise.

## EXHIBIT "A"

### **OBJECTIVE 17: LAND USE COMPATIBILITY AND COMMUNITY APPEARANCE**

Comprehensive Plan policies and land development regulations shall continue to encourage preservation, enhancement and maintenance of the Town's semi-rural character, rural/equestrian lifestyle and western themed downtown business district. The Town shall encourage elimination of land uses found to be inconsistent with the character of the community and prevention of future incompatible uses.

- **Policy 17-1:** Lands designated for non-residential use shall be located in a manner which facilitates development, but does not adversely impact existing and designated residential areas.
- **Policy 17-2:** No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.
- **Policy 17-3:** Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.
- **Policy 17-4:** Land development regulations shall address the size, quantity, location and character of on-premises and off-premises signs, to promote community aesthetics and protect the health, safety and welfare of Town residents. The Town shall evaluate and revise the sign regulations as necessary to provide for the elimination of existing signage that is inconsistent with the community character.
- **Policy 17-5:** Land development regulations shall address incompatible land uses through requirements such as buffering and setbacks.
- **Policy 17-6:** Town land development regulations shall address incompatible land uses through requirements such as buffering and setbacks.
- **Policy 17-7:** Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements and minimum open space criteria to enhance living and working environments.

- **Policy 17-8:** The Town shall use mechanisms such as code enforcement, Safe Neighborhoods District/neighborhood improvement districts, and public information programs to encourage maintenance of existing residential communities and residential structures.
  
- **Policy 17-9:** The Town shall maintain or enhance its western theme district and accompanying regulations and design standards.
  
- **Policy 17-10:** The Town shall preserve the environment and character of rural areas using creative land use and planning techniques.
  
- **Policy 17-11:** The Town shall establish the following Rural Lifestyle Regulations to further the existing rural lifestyle and equestrian lifestyle of the Town:
  - a. Scenic Corridor Overlay District - The Town shall establish a Scenic Corridor Overlay District and adopt land development regulations to address landscape requirements and the visual encroachment of buildings and structures along the scenic corridors.
  
  - b. Rural Lifestyle Development Regulations - The Town shall establish zoning regulations to ensure that development is compatible with the surrounding land uses and maintains and enhances the rural character of the Town.
  
  - c. Site Design Regulations - The Town shall establish design standards for residential development in the three residential zones (AG, A-1 and R-1) applicable to the Rural Lifestyle Initiative.
  
  - d. Open Space Design Overlay - The Town shall establish regulations to offer an alternative to traditional subdivisions through the use of Open Space Design in order to preserve existing open space and other natural features and provide greater flexibility in the design of residential developments.