

**MEMORANDUM**

**To: Equestrian Preserve Committee**

**From: Cory Lyn Cramer, AICP  
Planning and Zoning Manager**

**Date: November 6, 2024**

**Re: Comprehensive Plan Amendment to the Land Use & Community Design  
Element**

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On November 20, 2024, the Planning, Zoning and Adjustment Board will hear a Comprehensive Plan Text Amendment. As part of the proposed Comprehensive Plan Amendments to the Land Use & Community Design Element, a correction to the Floor Area Ratio (FAR) for the Equestrian Commercial Recreation Land Use in Table LU&CD 1-1 and Policy 1.3.3 is included. The correction to the maximum Floor Area Ratio (FAR) of the Equestrian Commercial Recreation (ECR) Land Use designation changes it from 0.1 to 0.45. The amendment in the table and policy is being updated to be consistent with Section 6.3.1, Table 6.3-1: General Property Development Regulations of the Land Development Regulations (LDR) that was recommended for approval by the EPC and PZAB, and adopted by Council.

Proposed changes to Table LU&CD 1-1 of the Comprehensive Plan and the current Table 6.3-1 of the LDR are provided on the following page.

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Proposed change to Table LU&CD 1-1 of the Comprehensive Plan

Land Use Type	Land Use	Residential Density (max du/ac)		Intensity (max FAR)		Reinvestment Incentive: Residential Bonus Density**
		Standard	Bonus PD Max*	Standard	Bonus PD Max**	
<b>Residential</b>						
Low Density	A	0.1	--	--	--	N/A
	B	0.1	1	--	--	N/A
	C	1	3	--	--	N/A
Medium Density	D	2	5	--	--	10
	E	3	8	--	--	16
	F	5	12	--	--	24
High Density	G	5	18	--	--	30
	H	5	22	--	--	30
<b>Commercial</b>						
	Commercial (C)	--	--	0.4	0.8	N/A
	Equestrian Commercial Recreation (ECR)	--	--	0.4-0.45	--	N/A
	Open Space Recreation (OSR)	--	--	0.1	--	N/A
<b>Mixed-Use</b>						
	Mixed-Use (MU) < 60 AC	5	<u>- 10</u>	0.5	0.8	22
	Large-Scale Mixed-Use > 60 AC	6	<u>- 15</u>	0.4	0.8	N/A <u>22</u>

Adopted Table 6.3-1 General Property Development Regulations of the LDR

Zoning Districts	Minimum Lot			Maximum FAR	Maximum Building Coverage	Minimum Setbacks			
	Size	Width	Depth			Front	Side	Corner	Rear
RS <sup>(1)</sup>	6,000 sf	65 ft	75 ft	-	40%	25 ft	7.5 ft	15 ft	15 ft
RM <sup>(2)</sup>	-	65 ft	75 ft	-	35%	25 ft	15 ft	25 ft	15 ft
RH <sup>(2)</sup>	-	65 ft	75 ft	-	40%	25 ft	15 ft	25 ft	15 ft
CC	1 acre	100 ft	200 ft	0.35	25%	30 ft	30 ft	30 ft	30 ft
CF <sup>(3)</sup>	-	-	-	-	-	-	-	-	-
FLEX	1 acre	100 ft	200 ft	0.45	45%	40 ft	15 ft	25 ft	20 ft
PUD <sup>(1)</sup>	10 acres	Determined by Approved Development Order			45%	Determined by Approved Development Order			
MUPD	5 acres				45%				
MCPD	20 acres				45%				
ER	10 acres	300 ft	300 ft	-	20%	100 ft	50 ft	50 ft	100 ft
ECR	3 acres	200 ft	300 ft	0.45	45%	80 ft	50 ft	80 ft	50 ft
<b>Overlay Districts</b>									
EOZD <sup>(4)</sup>	Determined based on ER or ECR Zoning Districts, Subarea, or Approved Development Order			0.20	20%	Determined based on ER or ECR Zoning Districts, Subarea, or Approved Development Order			
LROZD <sup>(4)</sup>				0.20	20%				
RROZD <sup>(4)</sup>				0.20	20%				