

Drafting Changes for LDC Amendments (Various Sections)Sec. 33-502. – General Criteria

The general criteria for the Estero Planned Development district are as follows and will apply in all Tiers, as defined below. These general criteria set out some of the defining principles used to create the guidelines for such district and are to be viewed as the rationale to be followed with respect to any rezonings or other applications for development in such district. Wherever issues arise in such rezonings or other applications which are not specifically defined in or determined by the guidelines, the general criteria shall be applied.

(1) The specific goals set forth in the Comprehensive Plan for the Village Center Area include creating socially vital centers supportive of business both big and small, neighborhoods and streets that are safe and attractive for walking and bicycling, the preservation of community history, and the protection of the environment, particularly along the Estero River.

(2) The provisions of the Land Development Code implementing the Estero Planned Development district are designed as reasonable guidelines to foster predictable built results and higher quality public spaces by using physical form (rather than separation of uses) as the organizing principle for achieving the objectives set forth in the Comprehensive Plan relating to the Village Center Area. Such guidelines designate locations where different building form standards apply, the relationship of buildings to the public space, public standards for such elements in the public space as sidewalks, bicycle lanes, automobile travel lanes, on-street parking, street trees, street furniture and other aspects of the urban built environment that may be applicable to foster interconnection, social vitality, and walkability in the Village Center Area. Such guidelines shall also permit other reasonable means that may accomplish such goals in a different or complimentary manner by the Village's ability to grant deviations or variances from the standards set forth herein in circumstances where the strict application of the standards will not best achieve the goals underlying such requirements.

(3) The guidelines implementing the Estero Planned Development district for the Village Center Area are designed to make the public space accessible, both socially and physically, connected, and walkable. Such guidelines (a) are based on the primacy of the human scale over the automobile, (b) balance private interests with public goals, and (c) enjoy simple, understandable, and physically determined methods to achieve goals, rather than over-complicated and solely legal-minded means.

(4) In these guidelines, the street becomes the key part of the public space. All streets must in some way become a part of a connected, continuous street network, which then encourages the mixing of uses in the Village Center Area. A variety of different types of streets, which connect neighborhoods and destinations,

will serve the public interest by minimizing the traffic load and need for increased capacity on any one street. Except as specifically set forth in these guidelines, streets shall not end in dead ends, cul-de-sacs, hammerheads, or other forms which do not connect with other streets.

(5) Distances between intersections of streets should favor the walkability of streets and enhance connectivity. The design of streets shall favor their proper use by pedestrians; where the guiding principle is to calm traffic and to specifically slow traffic at intersections to allow pedestrians to cross streets quickly and safely. Landscaped medians and two-way streets help to achieve this goal by reducing the apparent width of streets and providing safe crossings. On-street parking, where appropriate and feasible, protects pedestrians from the actual and perceived danger of moving traffic.

(6) The proper application of the principles regarding connectivity of streets will then create some form of network of streets which will result in blocks of land and differing lots within such blocks. Rather than to specify a particular grid of lots and blocks, which may differ within the Tiers, the guidelines for the Estero Planned Development district will be flexible to allow for variations in the size and dimensions of lots and blocks so long as the overall objectives for connectivity and walkability are achieved on a performance-based standard. However lots or blocks may be ultimately designed, the sides will form a part of the public space and will be defined by the types and varieties of streets that surround them. By way of example, alleys can absorb parking and service loads, and allow the outer faces of blocks to become more intensely pedestrian in nature. Within the blocks that are created by the streets, a variety of widths and depths of individual lots will determine the range of building types and densities that will eventually establish the intended urban fabric of the Village Center Area.

(7) The sidewalks, setbacks, building facades and other characteristics of the visual edge of the public street are also important features under the guidelines for the Estero Planned Development district. The height of the buildings, setbacks and projections define the enclosure of the street. The maximum width and height of buildings define a building's mass, while the architectural features of the building especially the interrelationship of the design and the public space will ultimately determine the social vitality of the street. So too are the characteristics of built form and landscape design, which are deemed to be mutually dependent.

(8) Architectural variety of buildings and unique approaches to design and structure are to be valued under the guidelines for the Estero Planned Development district, however, equally important is the fact that adjacent buildings and public spaces that share some of the characteristics of its neighbors will generate a sense of cohesive framework in the Village Center Area.

(9) Buildings are like permanent fixtures in the landscape of the Village. They should be constructed with enough material and of such high technical quality

to allow for their continuing renovation and adaptive reuse well beyond the expiration of their initial planned use or cost recovery. These guidelines shall also favor individual buildings, which are ecologically sensitive in their use of materials, particularly recyclables, and their energy demands.

Sec. 33-56. – Definitions.

Add definition of Intensity:

Intensity means the extent to which land is being used. It is an indication of the amount and degree of development in an area, and a reflection of the effects generated by that use. Without limiting the generality of the foregoing definition, in the context of the Comprehensive Plan and this Land Development Code, **Increases in Intensity** shall refer to a significant and substantial increase in the intensity of the land use for a particular parcel which reasonably could be determined to adversely impact neighboring or surrounding land uses or is otherwise detrimental to the public welfare. Shifts of the types of uses, or conversion of uses from one type of use to another, within the same planned development which do not increase overall intensities of development may still be deemed Increases in Intensity based on the foregoing standards.