

VARIATIONS TO PLANNED DEVELOPMENTS

According to the Zoning Ordinance, § 8.5.5.3 a), the Director of Planning is authorized to grant a variation from the following provisions of an approved plan, code or standard:

1. Minor variations to yard requirements, maximum structure heights and minimum lot sizes;
2. Changes to the arrangement of buildings and uses shown on the plan, provided that the major elements shown on the plan and their relationships remain the same;
3. Changes to phasing plans;
4. Minor changes to landscape or architectural standards; and
5. Minor variations to street design.

All administratively approved variations to Planned Developments shall be:

1. ***In compliance with the proffers;***
2. ***In general accord with the Application Plan, including a finding that the major elements and their relationships are consistent; and***
3. ***Consistent with the Code of Development;***

The Zoning Administrator determines if a particular use is permitted. The Director of Planning makes all other determinations regarding revisions to Planned Developments. In reviewing to render the decision, the Planning Director may consult the Zoning Administrator, the County Engineer and the Chief of Current Development, depending on the situation.

Review of requested variations includes consideration of any further impacts to the public. It also requires positive findings (#1-5) in accordance with Section 8.5.5.3 c) in the Zoning Ordinance below:

1. Is the variation consistent with the goals and objectives of the comprehensive plan?
2. Does the variation increase the approved development density or intensity of development?
3. Does the variation adversely affect the timing and phasing of development of any other development in the zoning district?
4. Does the variation require a special use permit?
5. Is it in general accord with the purpose and intent of the approved rezoning application?