Significant Ecological Communities Protection Strategy

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Existing Overlay District

- Problems
  - Report is not competent and substantial evidence for rezoning
  - Parcel aggregation is not addressed
  - Proving a subjective criteria does not exist is an unreasonable burden
  - Significant features on properties not ranked high or outstanding are missed
  - Does not address newly annexed parcels

Existing Land Development Code

- Many significant environmental feature protections are missing
  - Listed plants and animals
  - Significant wildlife habitat
  - High aquifer recharge areas
  - Significant geological features

Recommendation

- 2 Tier Approach
  - Tier 1:
    - Parcels annexed into the COG limits that also occur within County strategic ecosystems
    - Revised land development code protects specific features across all parcels
    - Require environmental assessment, management plan, and specific setbacks/buffers
    - Specific setbacks/buffers similar to the existing County regulations

Recommendation

– Tier 2:
  - Parcels annexed into COG limits not within strategic ecosystems and parcels already occurring within COG limits
  - Revised land development code protects specific features across all parcels
  - Normal review process, only if deemed necessary will an environmental assessment be required

Recommendation

- Same types of features are protected no matter what Tier the parcels are in.
- Tier 1 requires assessment and management plan unless deemed unnecessary.
- Tier 2 does not require an assessment unless deemed necessary.

Alternative

- To keep an overlay-type approach
  - Consultant to evaluate and rank parcels and create new map
  - Overlay ordinance needs major revisions
  - Parcels within map boundaries need to be rezoned
  - Time consuming and costly

Alternative

- 3 Tier Approach
  - Tier 1: same as in recommendation
  - Tier 2:
    - Parcels within City limits and the new overlay map
    - Revised code protects features across all parcels
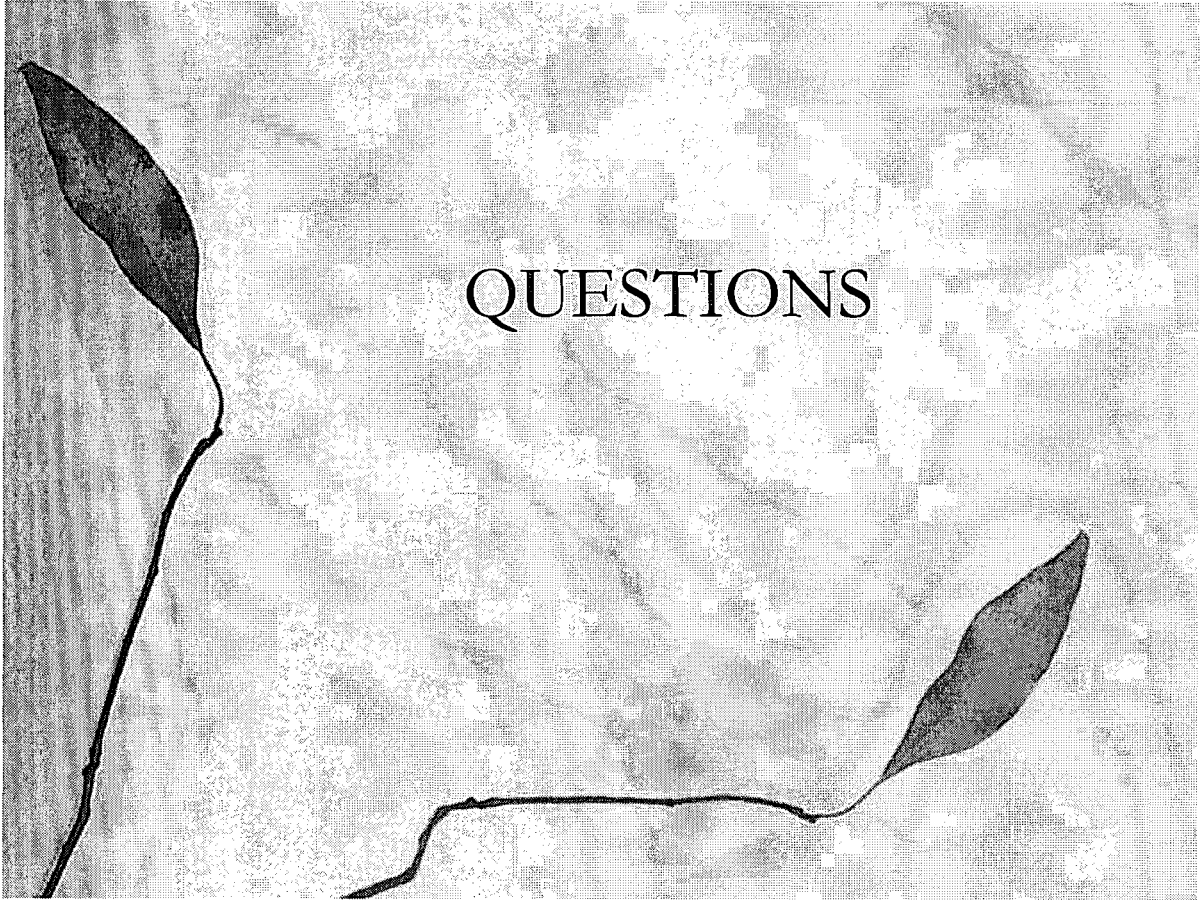   - Assessment and/or management plan depending on acreage

Alternative

- Tier 3:
  - Parcels within City limits and not within the new overlay map
  - Revised code protects features across all parcels
  - No assessment/management plan unless significant features are found

Land Development Code

- Revisions
  - See Table 1

QUESTIONS