

1. HIGHRIDGE NEIGHBORHOOD PLAN

A. FUTURE LAND USE DESIGNATIONS

1. Low Impact Urban - Purpose and intent, including permissible uses, identical to that described by the Future Land Use Element.
2. Urban Low Intensity - Purpose and intent, including permissible uses, identical to that described by the Future Land Use Element.
3. Urban Medium Intensity - Purpose and intent, including permissible uses, identical to that described by the Future Land Use Element.
4. Urban High Intensity - Purpose and intent, including permissible uses, identical to that described by the Future Land Use Element.
5. Commercial - Purpose and intent, including permissible uses, identical to that described by the Future Land Use Element.
6. Industrial - Purpose and intent, including permissible uses, identical to that described by the Future Land Use Element.
7. Mixed Use - Purpose and intent, including permissible uses, identical to that described by the Future Land Use Element.

B. GOAL, OBJECTIVES, AND POLICIES

GOAL:

- HR 1 Preserve the overall low density character of the Highridge Neighborhood, while providing a sufficient mixture of uses to encourage an economically viable community.

OBJECTIVE:

- HR 1. 1 Protect the residential environment of the neighborhood by reducing the adverse impacts of nonresidential development.

POLICIES:

- HR 1.1.1 The predominate housing type outside of the arterial corridor area will be single family dwellings.
- HR 1.1.2 New nonresidential development shall be designed and constructed to mitigate adverse impacts on existing residential uses.
- HR 1.1.3 Outside the commercially designated areas on the Highridge Neighborhood Future Land Use Map, where permissible, new retail commercial uses will be processed as BPUD's in order to reduce the creation of new strip commercial development by allowing coordination between different projects at the rezoning stage.

HR 1. 1.4 New Industrial uses will only be allowed inside the industrial designated areas on the Highridge Neighborhood Future Land Use Map.

OBJECTIVE:

HR 1. 2 All new development and redevelopment shall be sensitive to the County's natural resources due to the adjacency of Tiger Bay State Forest and Rima Ridge (a groundwater recharge area).

POLICIES:

HR 1. 2.1 The environmental functions performed by wetland and Floridan aquifer recharge areas shall be protected in all phases of development occurring in or around such areas. For properties containing non-jurisdictional wetlands inside the Highridge Estates or Tower Garden Subdivisions, off-site wetland mitigation shall be encouraged due to the isolated nature of these wetlands.

HR 1. 2.2 Development and structures should be directed away from the 100-year flood plain, however, if located therein they shall not disrupt natural flood plain, stream channel, and natural protective barriers which are involved in the accommodation of flood waters nor shall they result in increased erosion, flood heights, or velocity and flood damage.

OBJECTIVE:

HR 1. 3 The continued development of this neighborhood should be designed to concentrate growth and preserve open space; thereby promoting infill along the U.S. Highway 92 corridor that discourages urban sprawl and new highway commercial development outside of planned commercial nodes.

POLICIES:

HR 1. 3.1 All development must also be consistent with the Volusia County Comprehensive Plan of which the Highridge Neighborhood Plan is a part thereof. If not specifically stated in this Plan, then the full Volusia County Comprehensive Plan shall be the ruling document.

HR 1. 3.2 All new development shall be designed in a manner that is consistent with applicable Low Impact Urban designation development criteria; i.e., central water and sewer are required. Additional open space shall be provided through the clustering concept, and nonresidential projects shall be reviewed by using the following criteria:

- a. Reduced lot coverage for buildings or impervious surfaces if needed to protect any environmental resources;
- b. Increased landscaped buffers that would be added to the protection of any environmental resources on site (i.e., 10% of required buffer);
- c. Reduced parking areas (if documented through the development review analysis);

- d. Limitations on the type of industrial uses to insure neighborhood compatibility; and,
- e. Commercial would primarily be office or neighborhood convenience or as an ancillary use.

The manner in which these criteria are complied with will be determined through land development review process.

HR 1. 3.3 New development exceeding one (1) acre in lot size excluding construction of a single family dwelling unit, shall be processed through the PUD procedures to ensure consistency with the Neighborhood Plan. Lots containing less than the minimum lot size for the appropriate PUD may be processed as a non-conforming lot as long as the subdivision occurred prior to the effective date of the Comprehensive Plan, April 3, 1990. This policy does not supersede policy HR 1.1.3.

HR 1. 3.4 Mass transit connections between the neighborhood and the Halifax area should be maintained and enhanced as population increases in the area.

OBJECTIVE:

HR 1.5.4 The neighborhood plan should be tied into the gateway concept of Daytona Beach by coordinating with the two major projects to the east; the LPGA development and the Halifax Area Activity Center.

POLICIES:

HR 1. 4.1 The existing arterial corridor regulations shall apply to both new development and existing developments where a change of use occurs in order to continue the coordination effort between Volusia County and the City of Daytona Beach in maintaining U.S. Highway 92 as an attractive entrance way into the city.

HR 1. 4.2 Off-street parking areas and the parking, storage, or display of industrial equipment shall be shielded from view from U.S. Highway 92. In addition, commercial merchandise or products should not be displayed along the U.S. Highway 92 frontage and shall also be shielded from view. The use of opaque screening or landscaping along the frontage of U.S. Highway 92 shall be used to shield the view. The required landscape buffer/screening shall not be used for parking, storing, or displaying merchandise.

HR 1. 4.3 Due to the existing platted lots that front along U.S. Highway 92, access control measures will be used to reduce the potential number of driveways. This policy will also apply to residential uses.

OBJECTIVE:

HR 1. 5 The planning and design of public investments of the area's infrastructure should promote a neighborhood identity.

POLICIES:

- HR 1. 5.1 The incorporation of safe traffic patterns, limited vehicle access points, and pedestrian amenities such as sidewalks, benches, and lighting shall be required in the design of new development projects or development involving a change of use.