
ARTICLE

17

HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY DISTRICT (HDO)

SECTION 1700

Intent

The purpose or intent of this district is to assist in the implementation of the Boone County Comprehensive Plan and the Houston-Donaldson Study. Specifically, the purpose of this overlay district in conjunction with the underlying zoning district and Article 15 of the Boone County Zoning Regulations is to:

1. To provide a framework to guide appropriate development for future growth in a key location in Boone County;
2. To further detail and compliment the Comprehensive Plan for this area because of the vital nature of the area;
3. To evaluate potential development in terms of land use, traffic and water/sewer in order to avoid overloading infrastructure;
4. To provide architectural design review and special district signage regulations that provide for appropriate exterior appearance to the general public and which exhibit excellence in design, and encourage overall development themes based on land use and locational considerations.

SECTION 1701

Location & Definition

The Houston-Donaldson Study Corridor Overlay District (HDO) is an overlay zoning district shown on the Boone County Zoning Map to which it is applied; the rights and obligations herein as set forth and in addition to those specified by Article 15 of the Zoning Regulations, the underlying zoning district and the described in the Houston-Donaldson Study. The boundaries or location of the HDO are identified in Figure 1 of the Houston-Donaldson Study and shall be designated by the suffix HDO. The current zoning of the overlay district shall also be identified on the Boone County Zoning Map.

SECTION 1702

Applicability and Review

The Houston-Donaldson Study Corridor Overlay District (HDO) application and review requirements shall be applied to all properties identified on Maps 1, 2, and 3 of the Houston-Donaldson Study and other applicable articles of this zoning order. Specific land uses, building intensities and zoning of parcels in the study area are identified in the "Individual Site Analysis and Recommendation," "Traffic Generation & Analysis Procedures," "Site Design", "Special Sign Regulations", and "Implementation" sections of the Houston-Donaldson Study. Application and review procedural requirements are specified in the Houston-Donaldson Study as well as other appropriate articles in this zoning order.

SECTION 1703

Public Hearing Requirement

As part of the formal review of the Concept Development Plan, a Public Hearing shall be required. All notification and procedural requirements for the Boone County Planning Commission to take action on approval or disapproval of each Concept Development shall be made in accordance with Article 3 and 15 of this zoning order.

SECTION 1704

Design Review for Architecture, Site Design, and Signage

All development within this overlay district shall be reviewed with applicable portions of the Houston-Donaldson Study design review and sign review standards.

Both Design Review and Signage Review are required during or after Site Plan Review.

SECTION 1705

Landscaping References in Houston-Donaldson Study

All references in the Houston-Donaldson Study to the landscaping requirements in Article 31 of this order shall be construed as Article 36 "Landscaping".