



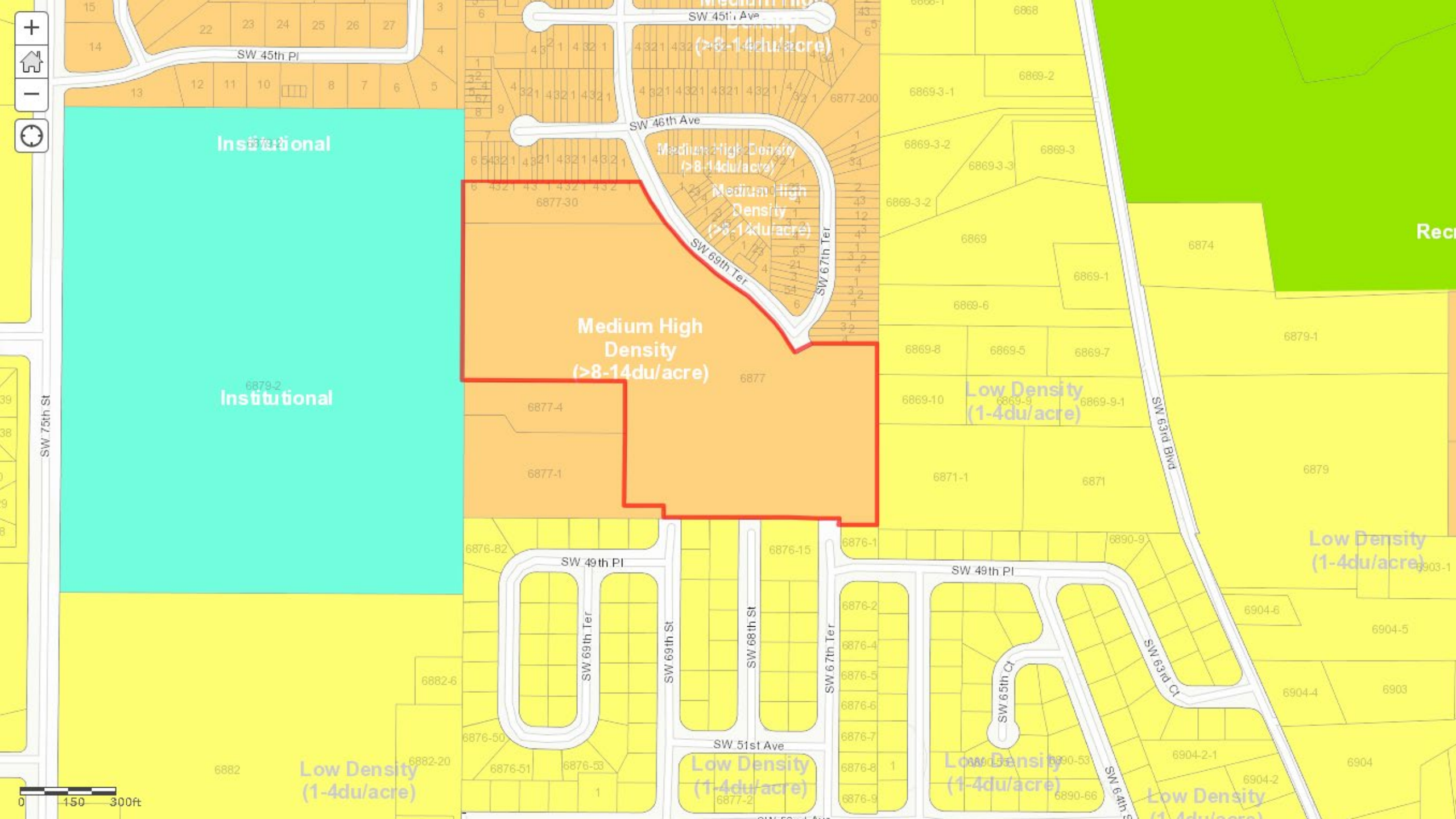
CPA-04-21

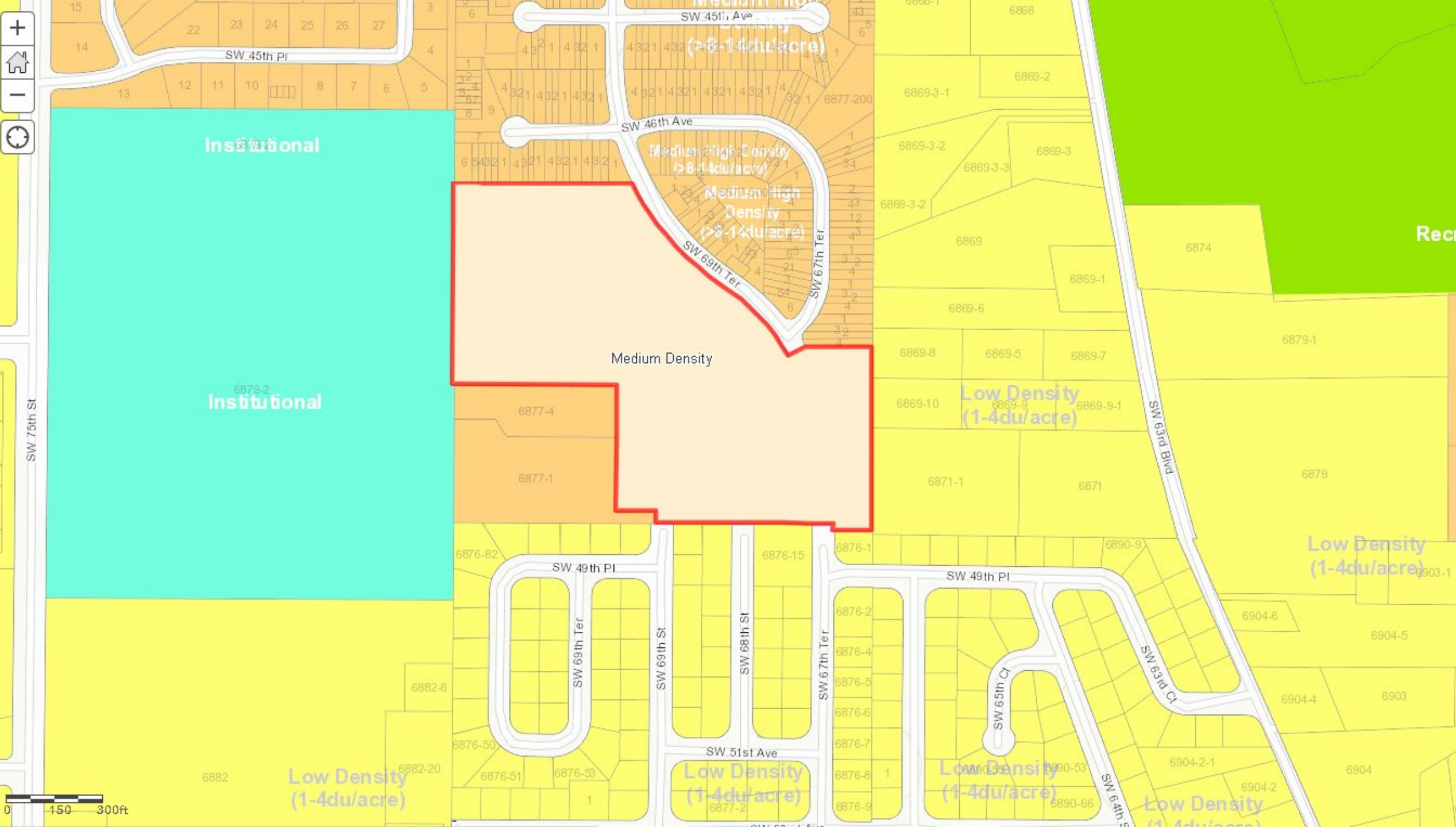
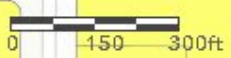
A request for a large scale Comprehensive Plan amendment from Medium-High Density Residential (8-14 du/acre) to Medium-Density Residential (4-8 du/acre) on approximately 20.76 acres

Gerald Brewington, Senior Planner









Institutional

6879-2
Institutional

Medium Density

Medium High Density
(>8-14du/acre)

Medium High Density
(>8-14du/acre)

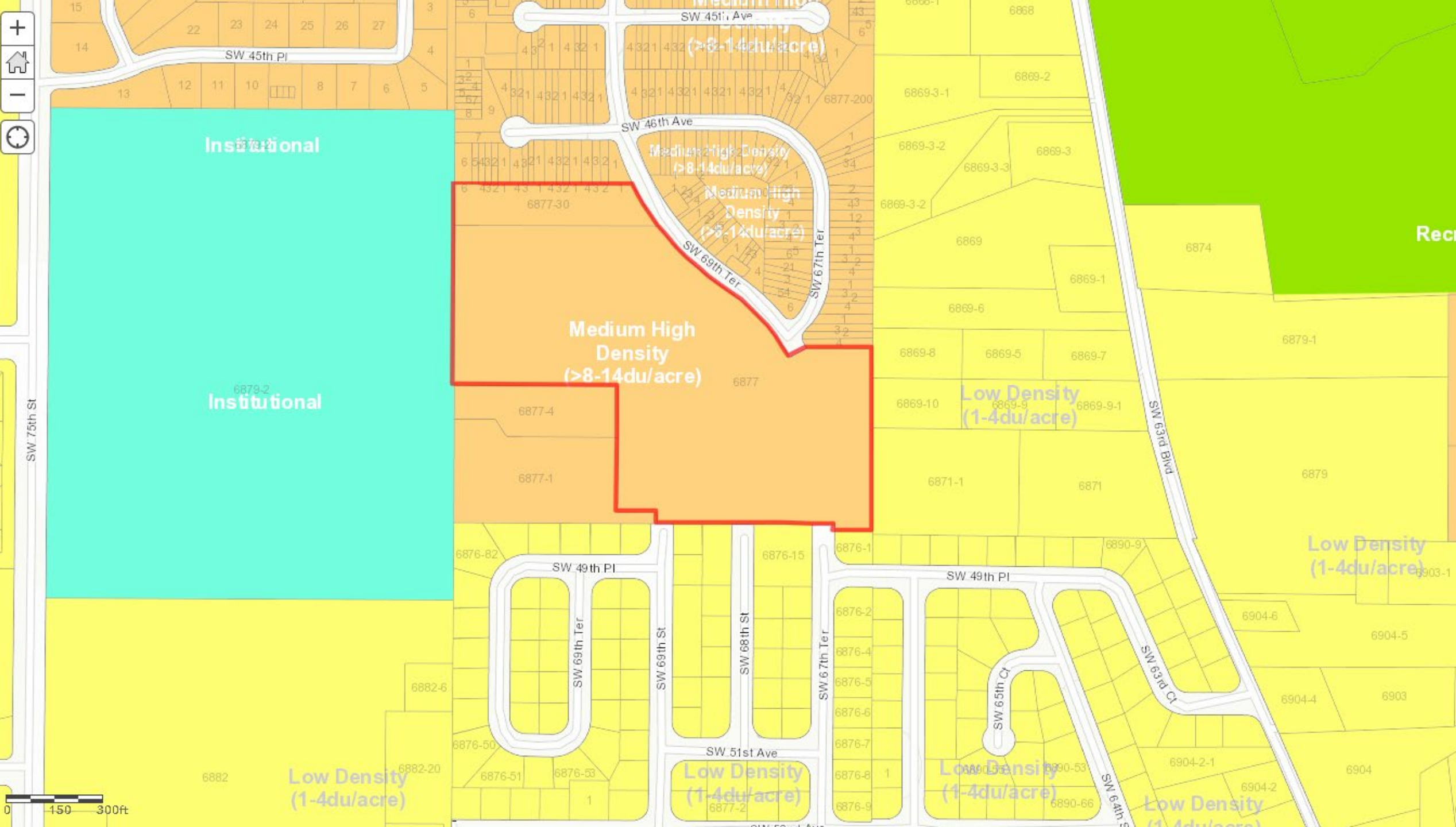
Low Density
(1-4du/acre)

Low Density
(1-4du/acre)

Low Density
(1-4du/acre)


Low Density
(1-4du/acre)

Low Density
(1-4du/acre)




Applicant Request

The request is amend the land use on this parcel from Medium-High Density Residential (8-14 du/acre) to Medium Density Residential (4-8 du/acre). The proposed change, if adopted, would reduce the overall maximum on the site from 290 residential dwelling units to 166 residential dwelling units.




Staff Analysis – Comprehensive Plan and Code

The proposed land use change will result in a reduction on the impacts to public facilities. Per comments from the SBAC, the net reduction in density will not have an impact to public schools. Similarly, impacts to public roads, emergency services and other facilities for which level of service (LOS) standards have been identified in the Plan will not cause these standards to be exceeded.



Staff Analysis – Comprehensive Plan and Code

In addition, based on the lack of existing collector roadways, pedestrian facilities, and existing or planned transit service at this site, the reduction in density from Medium-High to Medium Density residential is appropriate for these parcels. Additionally, this property will be located between Medium-High and Low-Density residential land use designations. Therefore, the Medium-Density residential land use designation is an appropriate transitional and compatible land use between these other two land use designations.



Staff Recommendation

Staff recommends that the Board adopt Ordinance 21-xx approving the requested small-scale land use amendment.

