
COMPREHENSIVE PLAN AMENDMENT

BASE ANALYSIS

Laurel Road Assemblage

The proposed Comprehensive Plan Amendment to provide the Property with a FLU designation of MUC is consistent with and furthers the intent of the Comprehensive Plan policies. Moreover, recent and current development within the surrounding area supports this proposed Comprehensive Plan Amendment for purposes of positioning the Property to serve and/or support existing and future development.

As a potential annexation area under the JPA/ILSBA and located within the Laurel Road Mixed Use (Area No. 5) thereunder, the Property has been designated as appropriate for annexation and considered as such in the City's long-range planning. Upon annexation, the Property will be located within the City's Laurel Road (or "Laurel Road Corridor") neighborhood per the Comprehensive Plan. The type/character and density/intensity of development permitted under the proposed MUC FLU designation is consistent with the permitted development standards under both the JPA/ILSBA Laurel Road Mixed Use (Area No. 5) and the Laurel Road neighborhood. Consequently, the proposed FLU designation of MUC is consistent with the permitted and planned pattern of development under the Comprehensive Plan.

The current uses on the Property (vacant or single-family residential) are not consistent with the County FLU designations. Development in the area has increased over the past few years with a mix of commercial, office/professional and institutional, and multi-family residential projects. Assigning the MUC FLU designation to the Property will allow for development/redevelopment to proceed thereon in a type/character and density/intensity that is compatible with existing development and the developed planned, permitted, and anticipated under the Comprehensive Plan.