

COMPREHENSIVE PLAN AMENDMENT

STRIKETHROUGH/UNDERLINE REVISIONS

The following strikethrough/underline revisions to the text of the Comprehensive Plan are required, as detailed below:

1. Section IV- Elements – Pinebrook Neighborhood – Future Land Use Table (page 148)

The proposed Comprehensive Plan Amendment to change the Property’s FLU designation from Moderate Density Residential to Commercial alter the Pinebrook Neighborhood Future Land Use Table calculations as detailed below:

- **Density Column** – because the Property is 5 acres and the Moderate Density Residential FLU category permits up to 9.0 dwelling-units per acre, the density column should be adjusted to decrease the Moderate Density Residential calculation by 45 dwelling-units per acre.
- **Acreage Columns** – because the Property is 5 acres, the density column should be adjusted to decrease the Moderate Density Residential, column total, and Total City Boundary calculation by 5 acres. We are not certain as to how the ROW calculation should be adjusted, if at all.
- **Intensity Columns** – because the Property is 5 acres and the Commercial FLU category permits up to 1.0 floor-area ratio, the intensity columns should be adjusted to increase the Commercial and column total calculation by 217,800 units.

Future Land Use

| Pinebrook | | | | City-Wide | | |
|--------------------------------|----------|-----------|---------|-----------|------------|---------|
| FLU | Acreages | Intensity | Density | Acreages | Intensity | Density |
| COMMERCIAL | 11 | 479,160 | 0 | 184 | 8,015,040 | 0 |
| CONSERVATION | 224 | 0 | 0 | 608 | 0 | 0 |
| GOVERNMENT | 2 | 0 | 0 | 634 | 0 | 0 |
| HIGH DENSITY RESIDENTIAL | 4 | 0 | 72 | 134 | 0 | 2,412 |
| INDUSTRIAL | 0 | 0 | 0 | 523 | 45,563,760 | 0 |
| INSTITUTIONAL PROFESSIONAL | 74 | 1,622,174 | 0 | 145 | 3,167,683 | 0 |
| LOW DENSITY RESIDENTIAL | 92 | 0 | 458 | 994 | 0 | 4,968 |
| MEDIUM DENSITY RESIDENTIAL | 96 | 0 | 1,253 | 273 | 0 | 3,554 |
| MIXED USE CORRIDOR | 0 | 0 | 0 | 621 | 11,194,920 | 3,475 |
| <i>Areas of Unique Concern</i> | | | | 49 | 0 | 0 |
| MIXED USE DOWNTOWN | 0 | 0 | 0 | 84 | 1,902,701 | 756 |
| MIXED USE SEABOARD | 0 | 0 | 0 | 67 | 1,970,001 | 422 |
| MIXED USE AIRPORT | 0 | 0 | 0 | 127 | 1,936,242 | 0 |
| MIXED USE RESIDENTIAL | 1,267 | 1,103,810 | 6,335 | 4,307 | 3,544,477 | 21,169 |
| MIXED USE TRANSITIONAL | 0 | 0 | 0 | 214 | 4,194,828 | 1,348 |
| MODERATE DENSITY RESIDENTIAL | 334 | 0 | 3,006 | 541 | 0 | 4,869 |
| OPEN SPACE FUNCTIONAL | 79 | 0 | 0 | 568 | 0 | 0 |
| | 2,183 | 3,205,144 | 11,124 | 10,073 | 81,489,652 | 42,973 |
| ROW | 227 | | | 887 | | |
| Total City Boundary | 2,410 | | | 10,960 | | |

2. Section IV – Elements – “City-Wide” Column of each Neighborhood Future Land Use Tables (pages 120, 132, 142, 158, 168, 178)

As shown below, the highlighted sections of the “City-Wide” column of every Neighborhood FLU Table shall be revised in accordance with the calculations as explained above.

| City-Wide | | |
|-----------|------------|---------|
| Acreages | Intensity | Density |
| 184 | 8,015,040 | 0 |
| 608 | 0 | 0 |
| 634 | 0 | 0 |
| 134 | 0 | 2,412 |
| 523 | 45,563,760 | 0 |
| 145 | 3,167,683 | 0 |
| 994 | 0 | 4,968 |
| 273 | 0 | 3,554 |
| 621 | 11,194,920 | 3,475 |
| 49 | 0 | 0 |
| 84 | 1,902,701 | 756 |
| 67 | 1,970,001 | 422 |
| 127 | 1,936,242 | 0 |
| 4,307 | 3,544,477 | 21,169 |
| 214 | 4,194,828 | 1,348 |
| 541 | 0 | 4,869 |
| 568 | 0 | 0 |
| 10,073 | 81,489,652 | 42,973 |
| 887 | | |
| 10,960 | | |