

PROJECT NARRATIVE & COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The subject property, Parcel ID # 0364-09-0002, is 29.87 +/- acres and is located west of Knights Trail Road. It has a Future Land Use designation of Mixed Use Corridor (MUC), is located in the Knights Trail Neighborhood and has a Zoning designation of Residential Multi-Family 4 (RMF-4).

The applicant, Generations at Venice, LLC, proposes to amend the Site & Development Plan Petition No. 22-68SP approved via Development Order No. 22-68SP. The proposed amended Site & Development Plan includes a re-design of the site layout including amenity area, stormwater, and parking, but no increase in the previously approved 348 dwelling units.

The proposed Site & Development Plan Amendment is consistent with all applicable elements of the Comprehensive Plan concerning re-development of the property including the standards of *Strategy LU-KT 1.1.1* which guides development within the Knights Trail Mixed Use Corridor (MUC). Further, the proposed Site & Development Plan Amendment is consistent with all applicable elements of the Land Development Regulations including the requirements of *Sec. 4 – Compatibility*.

Finally, pursuant to Comprehensive Plan *Strategy LU 1.2.11 - Mixed Use Development Principles*, all uses permitted internal/within a mixed-use category shall be deemed to be compatible, therefore, approval of the proposed Site & Development Plan is hereby requested.