

Project Narrative – Comprehensive Plan Amendment

The subject property is the northern 10.12 +/- acre portion of a parcel located at 282 N. Auburn Road. The property is located within the Auburn Road Neighborhood of the JPA/ILSBA (Area No. 7) as identified in the Comprehensive Plan, which identifies areas for annexation by the City. Concurrent Annexation and Rezoning Applications have been filed with the City.

The JPA/ILSBA identifies the area for residential dwellings up to five (5) dwelling units per acre. The proposed Comprehensive Plan Amendment, consistent with the JPA/ILSBA, is to designate the property Mixed Use Residential which would allow for the proposed single-family residential development consistent with Strategy LU 1.2.16.4. while dedicating a minimum of 50% open space consistent with LU Strategy 1.2.16.C.

The proposed designation of Mixed Use Residential is similar to the existing Sarasota County Future Land Use designation which also allows for up to five (5) dwelling units per acre without any requirement for dedication of open space.

The property is surrounded by a wide variety of housing types in the area including single-family detached, single-family attached, multi-family, and large lot residential. The proposed amendment will also advance Intent HG 1.1 and Strategy HG 1.1.1 of the Comprehensive Plan by continuing to promote a range of housing options.