

### **Narrative- CPA Text Amendment Strategy LU-IS 1.1.3.**

Strategy LU IS-1.1.3. originally adopted in 2017 established a mix of uses for the Island Mixed Use Corridor (MUC) which significantly reduced the opportunity for residential development and redevelopment in the corridor. Prior to adoption of the 2017 Comprehensive Plan most properties in the corridor were entitled to up to eighteen (18) dwelling units per acre, and several existing developments exceeded thirty (30) dwelling units per acre. Strategy 1.1.3., when adopted, limited the entire one hundred thirty (130) acre MUC to an additional seventy-four (74) dwelling units.

Since the adoption of the Comprehensive Plan, an additional thirty-nine (39) residential units have been developed within the MUC leaving capacity for just thirty-three (33) additional residential units.

The lack of residential capacity, particularly for larger parcels within the corridor not located along US 41, has been a burdensome restraint to properties which are otherwise ripe for redevelopment but have remained dormant or underutilized as a result.

The proposed amendment to Strategy LU-IS 1.1.3. will add additional residential capacity to the Mixed Use Corridor and provide an opportunity to rebalance the mix of uses for properties that are not well suited to provide substantial non-residential development while protecting the character of the corridor.