

Comprehensive Plan Amendment Project Narrative & Compliance Report

The subject property is approximately 19.35 +/- acres located at the southeast quadrant of Pinebrook road and Curry Lane. The property is located within the Pinebrook Road Neighborhood of the JPA/ILSBA (Area No. 6) as identified in the Comprehensive Plan, which identifies areas for annexation by the City. A concurrent Annexation Application and Rezoning Application has been filed with the City.

The JPA/ILSBA identifies, among the potential uses for the property, residential dwellings up to thirteen (13) dwelling units per acre. The proposed Comprehensive Plan Amendment, consistent with the JPA/ILSBA, is to designate the property Pinebrook Neighborhood- Medium Density Residential, which would allow for the proposed paired villa residential development consistent with *Strategy LU 1.2.3*.

The proposed amendment is consistent with all applicable elements of the Comprehensive Plan and specifically advances Intent HG 1.1 and Strategy HG 1.1.1 to promote a range of housing options, and Intent HG 1.5.2 to ensure housing alternatives to meet the demands of working families.