
COMPREHENSIVE PLAN AMENDMENT

PROJECT NARRATIVE

The subject property consists of a (+/-) 5-acre parcel, identified by PID # 0412-08-0002 and located with frontage along the south-side of E. Venice Avenue between Colebrook Ct. and S. Auburn Rd. (the “Property”). The Property is bordered on its north by E. Venice Avenue; on its east by two City parcels zoned OPI, one of which is vacant, and the other of which has a warehouse onsite; on its south by Kunze Rd.; and, on its west by City property zoned RMF-2/VG with a proposed single-family development under City review.

The Applicant is submitting concurrent Annexation and Zoning Map Amendment applications together with this Comprehensive Plan Amendment application.

The Property is a vacant parcel with a County zoning and Future Land Use (“FLU”) designation of OUE-1 and Medium Density Residential, respectively. The Property is located within the South Venice Avenue Neighborhood (Area No. 4) of the JPA/ILSBA, as incorporated into and identified within the Comprehensive Plan. The Applicant is proposing the City Future Land Use (“FLU”) designation of Moderate Density Residential to allow for the RMF-2 zoning designation thereon. As the JPA/ILSBA caps residential development for the Property, the requested and approved zoning designation shall limit density accordingly.

The Applicant anticipates developing the Property for residential use that would support and complement the surrounding neighborhood.