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# COMPREHENSIVE PLAN AMENDMENT

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## BASE ANALYSIS

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.

As a Potential Annexation Area under the JPA/ILSBA, annexation of the Property and development for residential use has been contemplated and permitted by the City and the County. A City FLU designation is required upon annexation, and the proposed Moderate Density Residential FLU for the Property is permitted under the JPA/ILSBA and Comprehensive Plan Amendment terms. Further evaluation of the Comprehensive Plan in relation to the proposed Moderate Density Residential FLU designation is provided within the Comprehensive Plan Compliance Report.

The Property is vacant (as noted above) and undeveloped. A sidewalk runs along the Property's northern boundary, which is parallel to Venice Avenue.

Residential development of the Property under the proposed FLU will provide new infrastructure and impact fees to support the City's existing infrastructure and provision of services. Moreover, such development will facilitate the JPA/ILSBA and Comprehensive Plan intent for the annexation and development of such lands, thereby enhancing the efficiency of public services to the Property and adjacent properties. The applicant will schedule its transportation methodology meeting required for this Comprehensive Plan Amendment Application upon submittal.