
COMPREHENSIVE PLAN AMENDMENT

COMPREHENSIVE PLAN COMPLIANCE REPORT

Together with this Comprehensive Plan Amendment proposing the City Future Land Use (“FLU”) designation of Moderate Density Residential, the Applicant has submitted concurrent Annexation and Zoning Map Amendment applications. The Applicant seeks the City RMF-2 zoning designation for the Property, which is an implementing zoning district for lands with Moderate Density Residential FLU designations.

The Property is identified in the JPA/ILSBA as a “Potential Annexation Area” located within Area 4, the “South Venice Avenue Neighborhood.” The City’s Comprehensive Plan incorporates the JPA/ILSBA and uses the term “JPA/ILSBA Planning Areas” throughout to refer to these Potential Annexation Areas. The Comprehensive Plan sets forth specific requirements and considerations in connection with the annexation and future use of lands within these JPA/ILSBA Planning Areas.

The Applicant’s proposed Comprehensive Plan Amendment is consistent with City’s Comprehensive Plan as provided here below:

Section III – Elements – Land Use

Intent LU 1.2 and Strategies LU 1.2.1., LU 1.2.2. and LU 1.2.3; Intent LU 5.1 and Strategy LU 5.1.1:

The City’s Future Land Use Map identifies the Property as a Potential Annexation Area within Area 4—South Venice Avenue Neighborhood. As unincorporated areas, lands within the Potential Annexation Areas rely upon the terms of the JPA/ILSBA for purposes of determining an appropriate FLU designation upon annexation. Residential development at up to 7 dwelling-units per acre (7 du/a), on a gross-acreage basis, is permitted for lands within JPA/ILSBA Planning Area No. 4. The City’s Comprehensive Plan defines its Residential FLU categories by density range and includes corresponding implementing zoning districts for each. The proposed Moderate Density Residential FLU is consistent with the Comprehensive Plan because it permits residential development at a density range of 5.1-9.0 du/a. In addition, Moderate Density Residential FLU identifies RMF-2 as an implementing zoning district, which the Applicant is seeking through its concurrent Zoning Map Amendment application.

Section V – Appendices - Joint Planning and Interlocal Service Boundary Agreement

Objective 17 and Policies 17.1 - 17.8; Objective 18:

As noted above, the Property is identified as a Potential Annexation Area located within Area 4—South Venice Avenue Neighborhood in the JPA/ILSBA and is recognized as a JPA/ILSBA Planning Area in the City’s Comprehensive Plan. The proposed Moderate Density Residential FLU designation supports Objective 17, Policies 17.1 - 17.8, and Objective 18 as, upon annexation, it seeks to assign a City FLU designation to a JPA/ILSBA Planning Area property in accordance with and permitted by the terms of the JPA/ILSBA and Comprehensive Plan. As part of the application review process and to the extent required, the Applicant will submit a transportation analysis and the City will coordinate with the County.

Section V – Appendices - JPA/ILSBA

Sections 6.A. and 6.B.(5); Exhibit B:

As a part of Area 4—South Venice Avenue Neighborhood under the JPA/ILSBA, the City and County agreed that the Property’s development upon annexation could appropriately be for residential use at a maximum of 7 dwelling-units per acre (7 du/a), on a gross-acreage basis. The proposed Moderate Density Residential FLU designation complies with these terms as such designation permits densities of 5.1-9 du/a.