

City of Jacksonville, Florida

Lenny Curry, Mayor

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May 19, 2022

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report / Ordinance No. 2022-307/Application No. L-5664-22C

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairman Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **APPROVED** Ordinance 2022-307 on May 19, 2022.

P&DD Recommendation	APPROVE
PC Issues:	None
PC Vote:	7-0 APPROVE

David Hacker, Chair	Aye
Alexander Moldovan, Vice-Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Absent
Joshua Garrison	Aye
Jason Porter	Aye
Jordan Elsbury	Aye

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If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

Kristen D. Reed

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Report of the Jacksonville Planning and Development Department

Small-Scale Future Land Use Map Amendment – May 13, 2022

Ordinance/Application No.: 2022-307 / L-5664-22C

Property Location: 0 103rd Street between Samaritan Way and Magnolia Valley Drive

Real Estate Number(s): 012920 0000

Development Area: Suburban Area

Property Acreage: 6.52 acres

Planning District: District 4, Southwest

City Council District: District 12

Applicant: Wyman Duggan, Esquire

Current Land Use: Community/ General Commercial (CGC)

Proposed Land Use: Medium Density Residential (MDR)

Current Zoning: Commercial Community General -1 (CCG-1)

Proposed Zoning: Planned Unit Development (PUD)

RECOMMENDATION: APPROVE

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

To permit the development of residential quadplexes on platted lots.

BACKGROUND

The subject 6.52 acre site is currently undeveloped and is located at 0 103rd Street in the northeast quadrant of the intersection of 103rd Street, a minor arterial roadway and Samaritan Way, an unclassified roadway. The applicant is proposing an amendment to the Future Land Use Map series (FLUMs) from Community /General Commercial (CGC) to Medium Density Residential (MDR), with a companion rezoning application from Commercial Community General -1 (CCG-1) to Planned Unit Development (PUD). The applicant seeks to develop the site with multi-family residential quadplexes.

Adjacent to and south of the site across 103rd Street includes land in the MDR land use category that is developed with large lot single-family residential uses and a church. Additionally, south of the site in the Low Density Residential (LDR) land use category is the Bent Creek Golf Course and Community entrance. Directly north of the site is an area with JEA utility boxes and a JEA easement in the CGC land use category. Northeast of the site is a single-family residential community in the LDR land use category. Northwest of the site is Bishop Snyder High School in the CGC land use category with the high school's open space land, retention pond and field track abutting the subject site on the western boundary. Across Samaritan Way further west of the subject site, a 22 acre land use amendment from CGC to Residential-Professional-Institutional (RPI) was recently approved for a multi-family development (Ordinance 2021-867-E) .

The adjacent land use categories, zoning districts, and property uses are as follows:

North: Land Use: CGC, LDR

Zoning: CCG-1, PUD, Public Buildings and Facilities-2 (PBF-2)

Property Use: JEA utility boxes and easement, single family residential, Bishop John Snyder High School

South: Land Use: MDR, LDR

Zoning: Residential Medium Density-MH (RMD-MH), Residential Medium Density-A (RMD-A), PUD, Residential Rural-Acre (RR-Acre)

Property Use: Single-family residential, church, Bent Creek Golf Course and Community Entrance, Undeveloped land

East: Land Use: LDR, CGC

Zoning: RR-Acre, PUD, Commercial Office (CO)

Property Use: JEA easement, single family residential subdivision, retention pond, retail-family dollar store

West: Land Use: CGC

Zoning: PBF-2, PUD, CCG-1

Property Use: Bishop John Snyder High School, undeveloped land

IMPACT ASSESSMENT

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this section.

Where there is not an associated site specific policy or note on the Annotated FLUM, the impact assessment incorporates supplemental information for non-residential land use categories that permit residential uses in order to assess the potential impacts.

Supplemental information related to these impacts are depicted as scenario 2 in the Impact Assessment Baseline Review Table and, as relevant, in the analysis following the table.

Development Analysis 6.52 acres (284,011.2 sq. ft.)		
Development Boundary	Suburban Area	
Roadway Frontage Classification / State Road	103rd Street – minor arterial roadway	
Plans and/or Studies	Southwest Jacksonville Vision Plan	
Site Utilization	Current: undeveloped	Proposed: Multi-family
Land Use / Zoning	Current: CGC / CCG-1	Proposed: MDR / PUD
Development Standards for Impact Assessment	Current: Scenario 1: 0.35 FAR Scenario 2: 20% commercial at 0.35 FAR and 80% residential at 15 units/acre	Proposed: 15 units / acre
Development Potential	Current: Scenario 1: 99,404 sq. ft. Scenario 2: 19,881 sq. ft and 78 units	Proposed: 97 units
Net Increase or Decrease in Maximum Density	Scenario 1: Increase of 97 units Scenario 2: Increase of 19 units	
Net Increase or Decrease in Potential Floor Area	Scenario 1: Decrease of 99,404 sq. ft. Scenario 2: Decrease of 19,881 sq. ft.	
Population Potential	Current: Scenario 1: N/A Scenario 2: 183 people	Proposed: 227 people
Special Designation Areas		
Aquatic Preserve	NO	
Septic Tank Failure Area	NO	
Evacuation Zone	NO	
Airport Environment Zone	150-foot Height Restriction Zone for Herlong Airport and Cecil Field	
Industrial Preservation Area	NO	
Cultural Resources	NO	
Archaeological Sensitivity	Low Sensitivity	
Historic District	NO	
Coastal High Hazard	NO	

Development Analysis 6.52 acres (284,011.2 sq. ft.)	
Adaptation Action Area	NO
Groundwater Aquifer Recharge Area	0-4 inches
Wellhead Protection Zone	NO
Boat Facility Siting Zone	NO
Brownfield	NO
Public Facilities	
Potential Roadway Impact	No net new daily trips
Potential Public School Impact	23 new students
Water Provider	JEA
Potential Water Impact	Scenario 1: Increase of 17,825 gallons per day Scenario 2: Increase of 3,471 gallons per day
Sewer Provider	JEA
Potential Sewer Impact	Scenario 1: Increase of 13,369 gallons per day Scenario 2: Increase of 2,603.2 gallons per day
Potential Solid Waste Impact	Scenario 1: Increase of 93.1 tons per year Scenario 2: Increase of 17.6 tons per year
Drainage Basin/Sub-basin	Ortega River / Ortega River
Recreation and Parks	Bent Creek Golf Course; 103 rd Street Sports Complex – both south of site
Mass Transit Access	Route 30 / Cecil-103 rd Route
Natural Features	
Elevations	78-83 feet
Land Cover	4340: Upland mixed coniferous/hardwood
Soils	14: Boulogne fine sand, 0 to 2 percent slopes; 22: Evergreen-Wesconnett Complex, depressional, 0 to 2 percent slopes; 32: Leon fine sand, 0 to 2 percent slopes, very frequently flooded; 49: Pamilco much, depressional, 0 to 1 percent slopes
Flood Zones	NO
Wetlands	NO
Wildlife (applicable to sites greater than 50 acres)	N/A

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet has been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely to prepare this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer, and Reuse for New Development Projects document (latest edition). A JEA letter of service availability has been provided and is on file with the Planning and Development Department.

The applicant intends to use JEA water and sewer for the site development. The JEA Availability Letter, dated December 17, 2021, identifies an existing potable water main and an existing gravity sewer main along 103rd Street.

Future Land Use Element

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Transportation

The subject site is 6.52 acres and is accessible from 103rd Street (SR 134), a minor arterial facility. The proposed land use amendment is located within the Suburban Development Area and Mobility Zone 6. The applicant proposes to change the existing land use from Community General Commercial (CGC) to Medium Density Residential (MDR).

Comprehensive Plan Consistency:

The Trip Generation Analysis is consistent with most recent version of the Transportation Element (TE) of the City of Jacksonville Comprehensive Plan (TE Objective 2.4 and Policies 1.2.1 and 2.4.2).

Policy 1.2.1 The City shall use the Institute of Transportation Engineers *Trip Generation Manual*, latest edition, to determine the number of trips to be produced or attracted to a particular land use when assessing a traffic impact.

Objective 2.4 The City shall coordinate the mobility circulation system with the future land uses shown on the Future Land Use Map series in order to ensure that roads, road improvements and other mobility alternative improvements are provided as necessary to support development in an economically efficient and environmentally sound manner.

Policy 2.4.2 The City shall amend the adopted Comprehensive Plan to incorporate the data and analysis generated by a periodic regional transportation model and study and facilitate the implementation of the study recommendations.

Trip Generation Estimation:

Table A provides the daily trip generation comparison between the current and proposed comprehensive plan land uses and the potential transportation impacts on the roadway network. The current land use would result in 4,027 or 1,176 daily trips, depending on the scenario. If the land use is amended to allow for this proposed MDR development, this will result in 654 daily trips.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment will result in no net new daily trips when compared to the existing land use. SR 134 is subject to FDOT review and access management requirements. The Transportation Planning Division recommends ongoing coordinating efforts with FDOT and the City of Jacksonville Traffic Engineer to determine if a traffic operational analysis is needed.

**Table A
Daily Trip Generation Estimation Scenarios**

Existing Land Use-Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC	821	99,404 SF	T = 67.52 (X) / 1000	6,712	2,685	4,027
Total Trips for Existing Scenario 1 Land Use						4,027
Existing Land Use-Scenario 2	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC- N	822	19,881 SF	T = 54.45 (X) / 1000	1,083	433	650
CGC- R	220	78 MF DUs	T = 6.74 (X)	526	0	526
Total Trips for Existing Scenario 2 Land Use						1,176
Proposed Land Use	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
MDR	220	97 MF DUs	T= 6.74 (X)	654	0	654
Total Trips for Proposed Land Use						654
Scenario 1 Difference in Daily Trips						0
Scenario 2 Difference in Daily Trips						0

Source: Trip Generation Manual, 11th Edition, Institute of Engineers

School Capacity

Based on the impact assessment standards detailed in FLUE Policy 1.2.16, the 4.35 acre proposed land use map amendment has a development potential of 97 dwelling units.

The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

Application Review Request: COJ PDD: School Impact Analysis Proposed Name: L-5664-22C 103rd Street Requested By: Ed "Luke" Lukacovic / Helena Parola Reviewed By: Shalene B. Estes Due: 4/16/2022							
Analysis based on maximum dwelling units: <u>97</u>							
School Type	CSA ¹	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/ Development ³	5-Year Utilization (%)	Available Seats - CSA ²	Available Seats - Adjacent CSA 1&2
Elementary	8	5,659	78%	12	85%	2,364	10,998
Middle	7	1,109	67%	4	68%	707	891
High	8	2,633	87%	7	64%	378	2,137
Total New Students				23			
NOTES: ¹ Proposed Development's Concurrency Service Area (CSA) ² Available CSA seats include current reservations ³ Student Distribution Rate ES-.125 MS-.051 HS-.074 <hr/> 0.250 The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.							

Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office. The analysis does not reveal a deficiency in school capacity.

Public School Facilities Element

Policy 2.3.2 The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3 The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance. Note that the percentage occupied may not appear correct due to ESE space requirements.

Application Review Request: COJ PDD: Baseline Checklist Review
Proposed Name: L-5664-22C 103rd Street
Requested By: Ed "Luke" Lukacovic / Helena Parola
Reviewed By: Shalene B. Estes
Due: 4/16/2022

Analysis based on maximum dwelling units: 97

SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Westview K8 #274	8	12	1498	1303	87%	87%
Westview K8 #274	8	4	1498	1303	87%	87%
Edward White Academy #248	2	7	2071	1512	73%	73%
		23				

NOTES:

¹ Attendance school may not be in proposed development's Concurrency Service Area (CSA)

² Does not include ESE & room exclusions

³ Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

Airport Environment Zone

The site is located within the 150 foot Height and Hazard Zone for Herlong Airport and Cecil Field. Zoning will limit development to a maximum height of less than 150 feet unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards, or other potential hazards to the safe navigation of aircraft as required by Section 656.1005.1(d). This land use amendment was reviewed by the Navy and recommended approval. The applicant is required to disclose requirements when the property is within the Military Notice Zone.

Future Land Use Element

Objective 2.5 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Aquifer Recharge

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protections. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

IE-AR Policy 1.2.8

Policy 1.2.8 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridian Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use consideration the City has established for such areas as designated by the latest update of the Floridian Aquifer Recharge GIS grid coverage.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on April 29, 2022, the required notices of public hearing signs were posted. Twenty-six (26) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Citizen Information Meeting was held on May 2, 2022. No one from the public attended the meeting.

CONSISTENCY EVALUATION

Consistency with 2030 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as further described in each land use plan category.

Policy 1.1.5 The amount of land designated for future development should provide for a balance of uses that:
A. Fosters vibrant, viable communities and economic development opportunities;
B. Addresses outdated development patterns;
C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Policy 1.1.21 Future amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population of the area and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business consistent with FLUE Policy 1.1.5. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate

land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Property Rights Element (PRE)

- Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.
- Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.
- Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.
- Policy 1.1.2 The following rights shall be considered in local decision making:
1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
 2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
 3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
 4. The right of a property owner to dispose of his or her property through sale or gift.

According to the Category Descriptions within the Future Land Use Element (FLUE), the CGC land use category in the Suburban Area is intended to provide compact development in a nodal and corridor development patterns. Principal uses in the CGC category include, but are not limited to, commercial retail sales and service establishments including auto sales; restaurants; hotels and motels; offices; and multi-family dwelling units at a density of up to 20 dwelling units per acre.

MDR in the Suburban Area is intended to provide compact medium density residential development. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. Multi-family dwellings are the predominant development typology in this category. The maximum gross density in the Suburban Area shall be 20 units per acre, and the minimum gross density shall generally be greater than seven (7) units per acre. Except residential density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

According to the JEA Letter dated December 17, 2021, the site can be served by central water and sewer services consistent with FLUE Policy 1.2.9. The site is adjacent to land in the MDR land use category on the south across 103rd Street. The proposed MDR land

use would continue the existing land use pattern in the surrounding area promoting a compact, compatible, and balanced land development pattern consistent with FLUE Goal 3 and Policy 1.1.22.

The subject site is underutilized vacant land located in the Suburban Area with access to full urban services. The proposed amendment to MDR would allow for increased housing options on an underutilized property, and as such, is consistent with FLUE Objectives 3.1 and 6.3 and Policy 3.1.6. The site will have a negligible impact on the amount of land needed to accommodate single-family or multi-family residential uses. The proposed amendment to MDR maintains a balance in the area. Therefore, the amendment is consistent with FLUE Policies 1.1.5 and 1.1.21.

As with any PUD rezoning, the companion PUD should provide for buffers and site design techniques to promote compatibility with the surrounding areas of the amendment site and a gradation of uses and scale transition. The companion PUD must also address design elements, location of uses, internal roads and access points and protection of the wetland basins on the site. The companion PUD rezoning provides consistency with FLUE Policies 1.1.10 and 1.1.12.

The proposed amendment does not hinder the private property rights of the owner of record; has no impact on the right of the property owner to possess or control his or her interest in the property; maintains the owner's ability to use, maintain, develop and improve the property; protects the owner's right to privacy and security; and maintains the ability of the property owner to dispose of the property at their discretion. Therefore, the amendment is consistent with PRE Goal 1, Objective 1.1 and Policies 1.1.1 and 1.1.2.

Vision Plan

The subject property is located within the "Suburban Area" and Jacksonville Heights Character Area of the Southwest Jacksonville Vision Plan (September 2003). While the Plan offers no specific recommendations for the location of the subject site, an implementation option listed under the guiding theme of "Strengthen existing neighborhoods and create new neighborhoods," states: "In the traditional, suburban and rural areas, create a vision for groups of neighborhoods" to create a cohesive community. The proposed land use amendment would allow for additional housing options on an underutilized property, thereby adding to the surrounding existing community. Given this, the proposed amendment is consistent with the Southwest Vision Plan.

Strategic Regional Policy Plan

The proposed amendment is consistent with the following Objective and Policy of the Strategic Regional Policy Plan, Regional Health Subject Area:

Objective: Housing Options That Provide Choices to All of Our Residents and Promote Demographic and Economic Diversity as One Way to Ensure that Our Communities are Viable and Interesting Places for the Long Term.

Policy 21: The Region supports diverse and sufficient housing stock to provide choices for all households, from single persons to extended families with children.

The proposed land use amendment is consistent with Policy 21 of the Regional Health Subject Area as it encourages providing more housing options in the Southwest Planning District.

Land Use Amendment Location, Current Land Use and Field Map

