

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

December 9, 2021

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. 2021-802/Application No. L-5619-21C**

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 2021-802 on December 9, 2021.

P&DD Recommendation	APPROVE
PC Issues:	None
<b>PC Vote:</b>	<b>7-0 APPROVE</b>

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

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

Sincerely,

*Kristen D. Reed*

Kristen D. Reed, AICP  
Chief of Community Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7837  
[KReed@coj.net](mailto:KReed@coj.net)

Report of the Jacksonville Planning and Development Department

Small-Scale Future Land Use Map Amendment – December 3, 2021

**Ordinance/Application No.:** 2021-802 / L-5619-21C

**Property Location:** 703 New Berlin Road, between Gillespie Avenue and Pulaski Road.

**Real Estate Number(s):** 106987 0000

**Property Acreage:** 8.57 acres

**Planning District:** District 6, North

**City Council District:** District 7

**Applicant:** T.R. Hainline, Esquire

**Current Land Use:** Low Density Residential (LDR) 6.89 Acres,  
Community/General Commercial (CGC) 1.68 Acres

**Proposed Land Use:** Residential-Professional-Institutional (RPI)

**Development Area:** Suburban Development Area

**Current Zoning:** Commercial Office (CO) 1.68 Acres, Residential Low Density-60 (RLD-60) 6.89 Acres

**Proposed Zoning:** Residential Medium Density-C (RMD-C)

**RECOMMENDATION:** **APPROVE**

**APPLICANT'S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT**

To allow multi-use family residential/townhome development on the property.

**BACKGROUND**

The 8.57 acre subject site is located between Gillespie Avenue and Pulaski Road, both local roads, and along the north side of New Berlin Road, a collector road.

The applicant seeks an amendment to the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan from LDR and CGC to RPI in order to allow a multi-use family/townhome residential development. The property currently contains a single family dwelling unit. There is a multi-family townhome development east of the site and single family homes to the north and west. Parcels to the south of the subject site contain shopping centers.

A companion rezoning application is pending concurrently with the land use amendment, which seeks to change the zoning district from CO and RLD-60 to RMD-C, pursuant to Ordinance 2021-803.

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

North: Land Use: LDR  
 Zoning: RLD-60  
 Property Use: Single Family dwellings

South: Land Use: CGC, LDR  
 Zoning: Planned Unit Development (PUD), Commercial Neighborhood (CN), CO, RLD-60  
 Property Use: Shopping Center, Single Family

East: Land Use: CGC, RPI, LDR  
 Zoning: CO,PUD, RLD-60  
 Property Use: Multifamily/Townhome development, Single Family, Vacant Commercial

West: Land Use: CGC, LDR  
 Zoning: CCG-1, RLD-60  
 Property Use: Shopping Center and Single Family dwellings

**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.

**Land Use Amendment Impact Assessment**

<b>Development Analysis – 8.57 Acres / 373,309 sq. ft.</b>		
Development Boundary	Suburban Development Areas	
Roadway Frontage Classification / State Road	New Berlin Road, Collector	
Plans and/or Studies		
Site Utilization	Current:	Proposed:

	Single Family	Multi-family/townhome development
Land Use / Zoning	Current: LDR and CGC	Proposed: RPI
Development Standards for Impact Assessment	Current: Scenario 1: CGC-0.35 FAR; LDR- 5 units/acre  Scenario 2: CGC - 80% residential at 15 units/acre and 20% non-residential at 0.35 FAR; LDR-5 units/acre	Proposed: Scenario 1: 0.50 FAR  Scenario 2: 90% residential at 15 units/acre and 10% non-residential at 0.50 FAR
Development Potential	Current: Scenario 1: CGC: 25,613 sq. ft LDR: 34 units Scenario 2: CGC 20 mf units and 5,122 sq. ft LDR: 34 sf units	Proposed: Scenario 1: 186,654 sq. ft Scenario 2: 115 units and 18,665 sq. ft
Net Increase or Decrease in Maximum Density	Scenario 1: Decrease of 34 units Scenario 2: Increase of 81 units	
Net Increase or Decrease in Potential Floor Area	Scenario 1: Increase of 161,041 sq. ft Scenario 2: Increase of 13,543 sq. ft	
Population Potential	Current: Scenario 1: 90 people Scenario 2: 137 people	Current: Scenario 1: 0 people Scenario 2: 270 people
<b>Special Designation Areas</b>		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Airport Environment Zone	No	
Industrial Preservation Area	No	
Cultural Resources	No	
Archaeological Sensitivity	Yes, low	
Historic District	No	
Coastal High Hazard/Adaptation Action Area	No	

Groundwater Aquifer Recharge Area	Discharge
Wellhead Protection Zone	No
Boat Facility Siting Zone	No
Brownfield	No
<b>Public Facilities</b>	
Potential Roadway Impact	Scenario 1: 386 net new daily trips Scenario 2: 335 net new daily trips
Potential Public School Impact	Scenario 1: Not Applicable Scenario 2: Increase of 27 new students
Water Provider	JEA
Potential Water Impact	Scenario 1: Decrease of 991.9 gallons of water per day. Scenario 2: Increase of 14,335 gallons of water per day.
Sewer Provider	JEA
Potential Sewer Impact	Scenario 1: Decrease of 744 gallons of wastewater per day. Scenario 2: Increase of 10,751 gallons of wastewater per day
Potential Solid Waste Impact	Scenario 1: Increase of 169 tons of solid waste per year. Scenario 2: Increase of 232 tons of solid waste per year.
Drainage Basin/Sub-basin	Dunn Creek
Recreation and Parks	Oceanway Fire Station Park
Mass Transit Access	None
<b>Natural Features</b>	
Elevations	21' to 22'
Land Cover	1100: Residential, low density 2110: Improved pastures
Soils	14: Boulogne fine sand, 0 to 2 percent slopes. 32: Leon fine sand, 0 to 2 percent slopes 66: Surrency loamy fine sand, depression, 0 to 2 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 have been by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure established shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

According to the JEA availability letter dated September 17, 2021, there is a 16 inch water main and a 12 inch force main along New Berlin Road for connection to JEA water and sewer services.

## **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 Planning and Development Department completed a transportation analysis and determined that the proposed amendment will result in an increase of 386 trips for scenario 1 and 335 trips for scenario 2. This analysis is based upon the comparison of what potentially could be built on that site (as detailed in FLUE Policy 1.2.16 Development Standards for Impact Assessment) versus the maximum development potential. Trips generated by the new development will be processed through the Concurrency and Mobility Management System Office. A copy of the transportation analysis is on file with the Planning and Development Department.

## **Transportation Element**

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.

## **Future Land Use Element**

Policy 1.2.16        Upon adoption of the Mobility Plan implementing ordinance, the City shall cease transportation concurrency and use a quantitative formula for purposes of assessing a landowner's mobility fee for transportation impacts generated from a proposed development, where the landowner's mobility fee shall equal the cost per vehicle miles traveled (A); multiplied by the average vehicle miles traveled per Development Area (B); multiplied by the daily trips (C); subtracted by any trip reduction adjustments assessed to the development.

### Supplemental Transportation Information

**Objective 2.4** of the Transportation Element (TE) of the 2030 Comprehensive Plan requires that the City shall coordinate the mobility circulation system with the future land uses shown on the Future Land Use Map series 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** of the TE of the 2030 Comprehensive Plan requires that 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.

These two Comprehensive Plan policies ensure that the transportation impact related to land use amendments are captured in the Long-Range Transportation Plan (LRTP) that is conducted every 5 years. This analysis includes the cumulative effect of all land use amendments that were approved within this time. This plan identifies the future transportation needs and is used to create cost feasible roadway needs that can be funded by the City's Mobility Strategy Plan.

Mobility needs vary throughout the city and in order to quantify these needs, the city was divided into 10 Mobility Zones. The Mobility Strategy Plan identifies specific transportation strategies and improvements to address traffic congestion and mobility needs for each mode of transportation. The project site is located in Mobility Zone 3.

The subject site is accessible via New Berlin Road, a collector facility. Neither scenario of the RPI land use amendment will have significant impacts on the external roadway network. The proposed development is generating significant daily trips and the Transportation Planning Division recommends ongoing coordinating efforts with the City Traffic Engineer to ensure that a traffic operational analysis is provided to address the specific external impacts as a result of this land use amendment.

### **School Capacity**

The 8.57 acre proposed land use map amendment has a development potential of 115 dwelling units under scenario 2, with 27 new students. 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:

- Elementary School
  - Concurrency Service Area (CSA) 7
  - 2021/2022 enrollment: 2,979
  - Current utilization: 83%
  - New student development from amendment: 14
  - 5-year utilization: 70%
  - Available seats in CSA 7: 689
  - Available seats in adjacent CSA(s): 1 and 2 is 10,485
- Middle School
  - CSA 1
  - 2021/2022 enrollment: 7,527
  - Current utilization: 88%
  - New student development from amendment: 5
  - 5-year utilization: 86%
  - Available seats in CSA 1: 801
  - Available seats in adjacent CSA(s): 2 and 7 is 759
- High School
  - CSA 7
  - 2021/2022 enrollment: 2,194
  - Current utilization: 99%
  - New student development from amendment: 8
  - 5-year utilization: 73%
  - Available seats in CSA 7: 757
  - Available seats in adjacent CSA(s): 1 and 2 is 2,118

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

#### 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

Objective 3.2 Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

- Policy 3.1.1 The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

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.

- Oceanway Elementary School
  - CSA 7
  - Amendment student generation: 14
  - School Capacity including permanent spaces and portables: 680
  - Current enrollment 20 day count for 2021/2022: 558
  - Percent Occupied: 82%
  - 4-year projection: 102%
  
- Oceanway Middle School
  - CSA 1
  - Amendment student generation: 5
  - School Capacity including permanent spaces and portables: 1,009
  - Current enrollment 20 day count for 2021/2022: 1,038
  - Percent Occupied: 103%
  - 4-year projection: 81%
  
- First Coast High School
  - CSA 7
  - Amendment student generation: 8
  - School Capacity including permanent spaces and portables: 2,212
  - Current enrollment 20 day count for 2021/2022: 2,194

- Percent Occupied: 99%
- 4-year projection: 101%

### **Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

### Historic Preservation Element

Policy 1.2.6 The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

### **PROCEDURAL COMPLIANCE**

Upon site inspection by the Planning and Development Department on November 22, 2021, the required notices of public hearing signs were posted. Thirty-Four (34) 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 November 15, 2021 via a virtual Zoom meeting. No members of the public attended to discuss the proposed amendment.

### **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 for 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 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element Revised June 2018 5 Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.
- 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 maybe 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.

**Objective 3.2** Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

**Policies 3.2.1** The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks

**Objective 6.3** The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill 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.

Recreation and Open Space Element (ROSE)

**Policy 2.2.5** All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development.

Property Rights Element (Ordinance 2021-631-E)

**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.

Low Density Residential (LDR) is a category intended to provide for low density residential development at up to seven units per acre. Generally, single-family detached housing should be the predominant development typology in this category.

Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Multi-family residential is permitted at up to 20 units per acre as part of a mixed use development.

According to the Category Description within the Future Land Use Element (FLUE), RPI, the proposed category in the Suburban Development Area provides for low to medium density development. Development which includes medium density residential at up to 20 units per acre and professional office uses is preferred. Plan amendment requests for new RPI 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. Single use developments shall be limited to residential or office. Mixed use developments may not include more than 90 percent of any individual use.

The 8.57 acre subject amendment site is intended to provide for the full utilization of the subject property. The designation of the property as RPI will allow full use of the entire property to be multifamily.

The area to the north of the subject site is LDR and consists of single family dwellings. Directly to the south of the subject site is property in the CGC and LDR land use category that consists of a shopping center and single family dwellings. To the east of the site is property in the CGC, RPI and LDR land use category. This area consists of a multifamily/townhome development and single family dwellings. The land use designations to the west of the subject site are CGC and LDR. This area consists of a shopping center and single family dwellings. Based on the surrounding land use designations, the proposed amendment from LDR and CGC to RPI provides a gradual transition of intensity between LDR to the north and west and RPI and CGC to the east. The amendment is compatible with the existing residential and commercial development in the immediate area and will provide infill development on an underutilized lot. This proposed pattern of development is encouraged by FLUE Goal 3, Objectives 3.2 and 6.3 and Policies 1.1.5, 1.1.11, 1.1.22 and 3.2.1

Consistent with FLUE Policy 1.2.9, the subject site will be served by city water and sewer services. According to the JEA letter dated September 17, 2021, there is a 12 inch force main along New Berlin Road and a 16 inch water mains on along New Berlin Road. Additionally, multifamily housing on the site will be required to be consistent with ROSE policy 2.2.5 concerning recreation and open space.

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 Goal 1, Objective 1.1, Policies 1.1.1 and 1.1.2.

### **North Jacksonville Shared Vision Plan**

The subject site is located within the boundaries of the North Jacksonville Shared Vision Plan (July 2003). The plan highlights creating great pedestrian oriented mixed use centers under the "implementing the vision" section. The applicant intends to develop multi-family housing on the subject site which will have a positive impact on the amount of land needed to accommodate multi-family residential uses, and the amendment to RPI maintains a balance of uses in the area. Therefore this is consistent with FLUE policies 1.1.5 and 1.1.21.

Creating a pedestrian oriented, mixed use areas will revitalize the north side of Jacksonville. The goal is to create a sense of community, currently the north side of Jacksonville is slowly being developed around the River City Marketplace (North Jacksonville Town Center. New residential developments will attract more people to create communities, providing consistency with the North Jacksonville Shared Vision Plan.

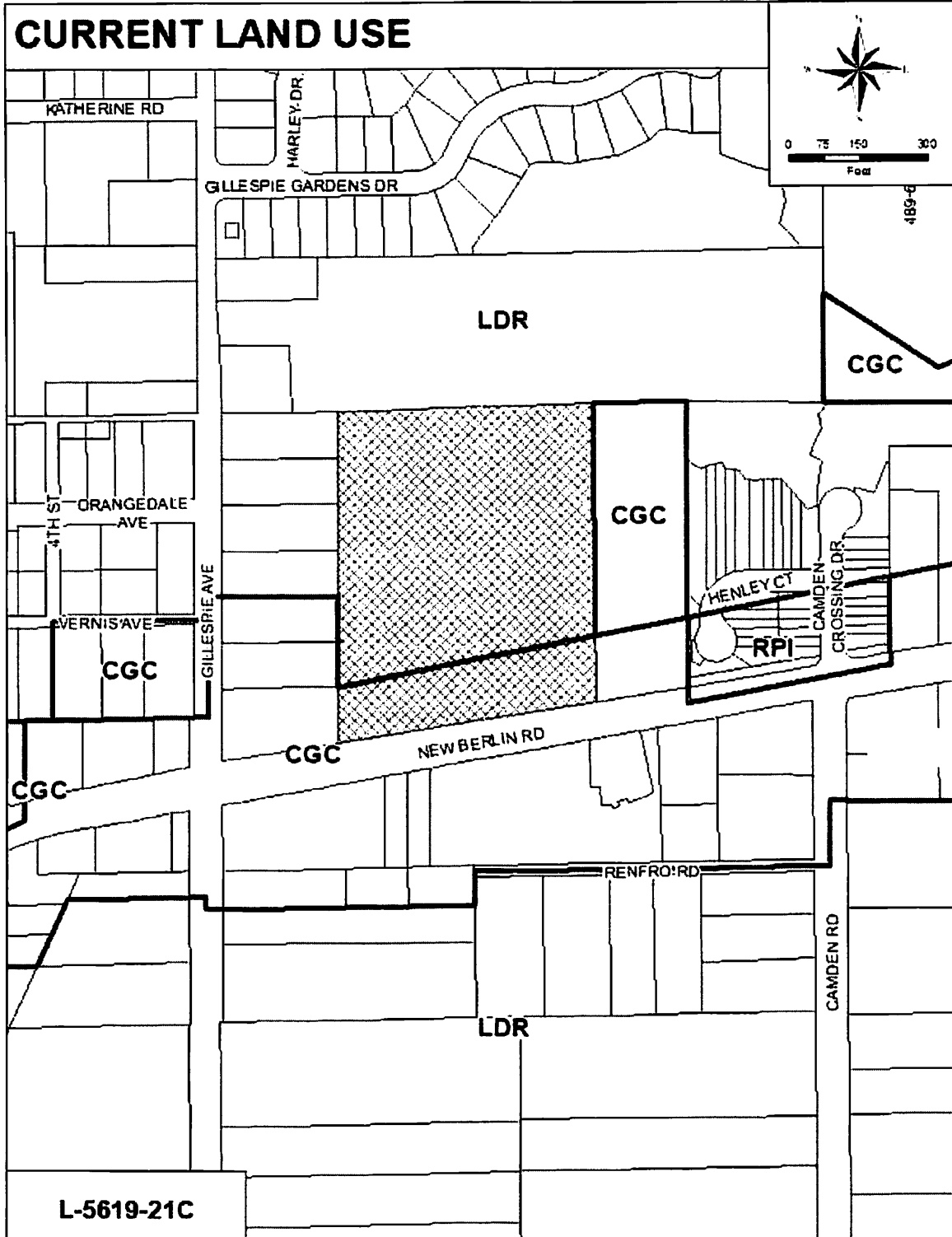
### **Strategic Regional Policy Plan**

The proposed amendment is consistent with the following Goal of the Communities and Affordable Housing section of the Strategic Regional Policy Plan:

Goal: A safe, sanitary, efficient and resilient housing supply that provides lifestyle choice (agricultural, rural, suburban, and urban) and affordable options for all income, age and ability groups, equitably placed in vibrant, viable and accessible communities throughout the region.

The proposed land use amendment is consistent with the Goal of the Communities and Affordable Housing subject area as it encourages providing more housing options in the North Planning District.

**Land Use Amendment Map**





**Land Utilization Map**

