



Montclair Residential
Comprehensive Plan Amendment

Justification Statements and Applicant Responses:

1. The proposed use is more compatible with surrounding uses and/or designated future land use patterns.

Response: The existing land use designated for this site is Very Low Density Residential, which allows 2 density units or less/acre. The existing land uses to the northwest, northeast and west include developments with residential densities of 2 to 4 units/acre as well as existing churches and schools that are considered more intense land uses than residential uses. The proposed change of Land use would not change the character of the existing development in the immediate area since the proposed development would still be single family residential uses.

2. The proposed use would act as a good transition between less compatible uses.

Response: Low to Medium Density Residential (LMDR) and Low Density Residential (LDR) Future Land uses as per the Comprehensive Plan map exists to the northwest and northeast of this site. Very Low Density Residential (VLDR) exists on this site as well as to the west and south towards the UGA line. Adopting the LDR designation for this site would match nearby LDR uses while transitioning into the VLDR land use designation already in place within the Suburban Tier and UGA.

Supplemental Information and Applicant Responses:

Per Section 3.4.7 of the Unified Development Ordinance, the following criteria are to be considered when determining the viability of a proposed Comprehensive Plan Amendment:

- A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;

Response: The applicant is requesting that proposed Future Land use designation change from Very Low Density Residential (2 du/ac. or less) to Low Density Residential (4 du/ac. or less). The proposed Future Land use would be consistent within the Suburban Tier portion of the Comprehensive Plan under the following policies:





Policy 2.3.1b – Contiguous Development: The proposed Future Land use would support an orderly fashion of development pattern within the immediate area of the site since most of the area north of the proposed development residential with densities ranging from 2 to 4 units/acre. The request is within these residential densities and would not create a pattern of leapfrogging or scattered development within the UGA.

Policy 2.3.2a – Infrastructure capacity: With this proposed development, impacts on the existing transportation, water and sewer systems will be minimal since the future Land use type is residential and these systems have been planned for the use other than a small increase to density level. The development will be making improvements to these systems (namely by constructing a new pump station) that would benefit adjacent properties if utility connections are made without further costs to the city.

Policy 2.1.3d – Residential Defined: Residential densities of 4 units/acre or less in the Suburban tier is consistent with Table 2-1 of the Comprehensive Plan and of this request.

- B. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

Response: The existing land use pattern consists of single-family detached homes and residential supported land uses (churches, schools) within the surrounding area of the site. The proposed use of single-family detached homes at densities 4 units/acre or less is compatible with the existing surrounding uses and within the Suburban Tier residential density guidelines of the Comprehensive Plan.

- C. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City or County in general; and

Response: The intended use would not create any adverse impacts in the adjacent area. The proposed single-family residential use is consistent with what currently exists in the area.



D. Whether the subject site is of adequate shape and size to accommodate the proposed change;

Response: The size and shape of the parcel land form is suitable for this proposed residential density range of 4 dwelling units or less per acre. The topography of the site is sloping between 2 to 12% with a majority of the site's slopes averaging 8%. There are no environmental sensitive areas within the property. With the ability of the developer to determine lot size minimums and building envelope area based on the lot builder's requirements, lot clustering flexibilities would allow for excess open space to be preserved.