

Applicant Justification Statement

The applicant contends the proposed use (Low-Medium Density Residential) is more compatible with the surrounding land uses and/or designated future land use patterns. The site plan for the Rustica Oaks Subdivision has been approved and is currently under construction. Amending parcel 0739-02-59-2895 from a designation of Low Density Residential (4 units/acre or less) to Low-Medium Density Residential (4-8 units/acre) will allow for the subdivision of this parcel that will more closely resemble the approved subdivision that surrounds it. The proposed use would support an orderly fashion of development and would not create a pattern of scattered development, which exists with the current designation. The intent, assuming the rezoning of the property is approved, is to subdivide the parcel into single family detached home sites and common area to better "blend in" with the subdivision around it.