Justification Statement:

■ Environmental conditions make the proposed use more appropriate.

The current Land Use designation of Office is largely in a flood plain and not conducive to the development of office uses. Changing the land use to Low Density Residential will allow for better use of the site either as low density residential or agricultural uses.

3.4.7 Criteria for Future Land Use Map Change Recommendations

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

There are no adopted plans other than the proposed change to the Future Land Use Map that would be affected by the proposed change.

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

The proposed change to Low Density Residential will be consistent with the existing Low Density Residential on the north side of E. Cornwallis Rd. which is across the street from the north property line of the subject property as well as the existing Low Density Residential and Medium Density Residential adjacent to the east property line of the subject property.

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

The proposed change will not create substantial adverse impacts on the adjacent area or the City or County in general.

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

The subject site is of adequate shape and size to accommodate uses allowed under the proposed Low Density Residential land use.