



Cornwallis Road Property II  
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 as per the FLUM is a mix of Low Density Residential (which allows a density of 4 units/acre or less), Medium density residential (6-12 du/ac.), Commercial and Recreation/Open space. Adjacent properties future Land uses to the west are Low density residential (4 du/ac. or less) and Recreation/Open Space as well as to the north of this site, Medium density residential (6-12 du/ac.) and Recreation/Open Space to the south and a mix of Commercial, Recreation/Open Space and Industrial future land uses to the east of the property. The proposed FLUM change of Low to Medium density residential (4-8 du/ac.) and Recreation/Open Space would be compatible with these surrounding properties' future land use classifications. Furthermore, the proposed future land use designation is an allowed use under the Suburban tier category of the Comprehensive Plan.

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

Response: The site's location between the existing FLUM low density residential classification to the north and west, medium density residential classification to the south and commercial, industrial, and recreation/open space classification to the east would make it a compatible use with the proposed FLUM amendment. The change would merge similar future land use areas and strengthen the transition from high intense land use classifications on its eastern boundary along the U.S. 15/501 corridor to low density residential classification on the north and west sides of this property.

**3. Environmental conditions make the proposed use more appropriate.**

Response: The removal of the current Commercial future use category to a Low-medium density residential use would reduce the intensity pressures on the existing environmental conditions of the site, particularly next to streams and floodplain areas.

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 change from Low Density Residential (4 du/ac. or less), Medium Density Residential (6-12 du/ac.), Commercial and Recreation/Open space to Low-Medium Density Residential (4-8 du/ac.) and Recreation/Open Space. The proposed Future Land use would be consistent within the Suburban Tier portion of the Comprehensive Plan under the following policies:

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. Water and sewer systems are in place nearby and would be extended to the site.

Policy 2.1.3d – Residential Defined: Residential densities of 4-8 units/acre in the Suburban tier are 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, multi-family residential development, commercial and office/institutional uses within the vicinity of the site. The proposed use of single family detached units at densities 4-8 units/acre is compatible with the mixed surrounding land 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. First, Infrastructure systems would have minimal to no impacts with this Future Land use Plan change. All water and sewer services are in place and roadway upgrades would be minimal. Second, the proposed residential use density is consistent and/or compatible to current adjacent existing land uses in the area. The medium density residential use existing on a majority of the property would be decreased by changing to a less intense low-medium density residential use and eliminate the existing commercial uses. And last, the environmental impact with this change would have minimal effect on the adjacent area or to the City/County. There is an existing area of Floodway fringe on the subject property. The current UDO requires that this area be undeveloped unless any impacts caused by site development are minimized. This development restriction applies to all Future Land uses within City/County therefore this proposed FLUM amendment would be consistent with the policies to minimize impacts to this natural system.

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

Response: The parcels to be used for this development are approximately 41 acres in size. The size and shape of the parcel's land form is suitable for this proposed residential density range of 4 to 8 dwelling units per acre.