

1. Request for Plan Amendment

1.1 Potential Impacts of the Proposed Change

Based on the information provided in Table 1, the proposed amendment would allow for an increase in development potential by allowing higher residential density.

Standard	Adopted Future Land Use	Proposed Future Land Use
Future Land Use(s)	Residential-9 (RES-9)	Residential-16 (RES-16)
Maximum residential development (du/ga)	An allowable maximum residential density of 9 dwelling units per gross acres will allow for consideration of 377 dwelling units	An allowable maximum residential density of 16 dwelling units per gross acres will allow for consideration of 670 dwelling units
Maximum non-residential development potential (floor area ratio)	Neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 0.50 FAR (913,017 square feet), whichever is less intense. Non-residential development that exceeds 0.35 FAR must be for office or residential support uses	Neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 0.50 FAR (913,017 square feet), whichever is less intense. Non-residential development that exceeds 0.35 FAR must be for office or residential support uses
Range of allowable uses	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development

Table 1 - This table shows the potential impacts of the proposed change from Residential-9 (RES-9) to Residential-16 (RES-16) on ± 41.92 acres.