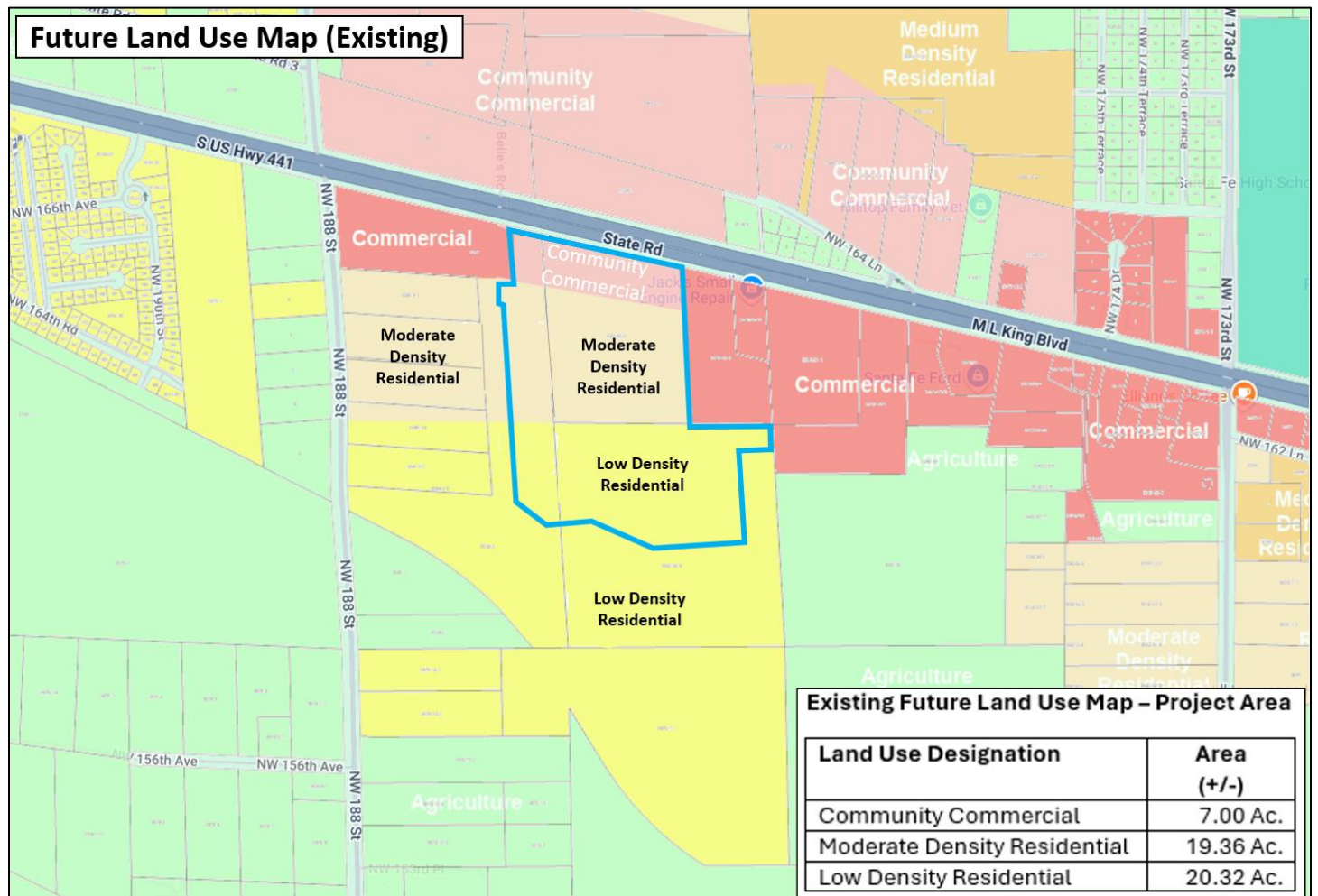


Statement of Proposed Change

The property owners request a small-scale future land use map amendment to amend the future land use categories from Community Commercial to Commercial (approx. 7 acres), Moderate Density Residential to Commercial & Community Commercial (approx. 12.98 acres), Low Density Residential to Commercial & Community Commercial (approx. 20.33 acres) and Low Density Residential to Moderate Density Residential (approx. 6.37 acres). The related rezoning application is to rezone lands with the underlying Commercial future land use designation to Planned Development – Commercial (PD-COMM) and the Moderate Density Residential land use area to Planned Development – Residential (PD-R) for consistency with these future land use categories.

The existing Future Land Use Map for the project site and surrounding area is shown below:



The subject parcel currently has a mix of commercial and residential future land use designations and is bounded on multiple sides by a similar mix of commercial and residential designations, including to the north and south, and portions of the east & west by land with a commercial future land use designation. Portions of land to the west have a residential future land use designation.