



The following meetings and hearings have been held for this proposal:			Project/Legal Notice Information	
Report/Public Hearing		Outcome	Title: Amendment 2017-2-B-FLUE-6	
✓	Staff Report	Recommend transmittal	Division: Planning	
✓	LPA Transmittal	December 15, 2016	Request: Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)	
✓	BCC Transmittal	January 24, 2017		
✓	Agency Comments	March 2017		
✓	LPA Adoption	Recommend Adoption (9-0)		
	BCC Adoption	November 14, 2017	Revision: (FLU1.2.4)	

## Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and **ADOPT** Amendment 2017-2-B-FLUE-6, which would amend Future Land Use Element Policy FLU1.2.4 to include in the Urban Service Area (USA) the subject property included in Amendment 2017-1-A-5-1, expanding the USA boundary by 12.10 acres.

## A. Background

The proposed amendments would increase the Urban Service Area's size by 12.10 acres. Staff is recommending that the Board make a finding of consistency with the Comprehensive Plan and transmit Amendment 2017-2-B-FLUE-6.

Applications to expand the Urban Service Area (USA) as specified in Policy FLU1.2.4 may be considered by the Board of County Commissioners (BCC) through amendments to the Comprehensive Plan, when demonstrating consistency with **Future Land use Element Objectives OBJFLU1.2** and **OBJFLU1.3**, and provided that applicants demonstrate that the request is consistent with Orange County's goals for future development. The request to expand the USA has demonstrated consistency with the County's goals for managing development over the next planning period.

The application to expand the Urban Service Area is discussed here:

### **Amendment 2017-1-A-5-1 15169 E. Colonial Dr.**

The subject property associated with Amendment 2017-2-A-5-1 that is being included in the USA is located north of E. Colonial Drive, west of Townsend Oaks Circle, and east of Sandy Creek Lane, and consists of one parcel totaling 12.1 acres.

The proposed Planned Development – Commercial/ Conservation (PD-C/CONS) Future Land Use designation and Urban Service Area (USA) Expansion would allow land uses that are compatible with the existing development or trends in the area. Please refer to the staff report for Amendment 2017-2-A-5-1 for specific policy consistency references.

## B. Policy Amendments

Following are the policy changes proposed by this amendment. The proposed amendments are shown in underlined/strikethrough. Staff recommends adoption of the amendments.

### **Future Land Use Element Policies**

FLU1.2.4        The County will continue to monitor the Urban Service Area allocation. Through this process, the following applicants have satisfied these requirements and are recognized as expansions to the Urban Service Area.

\*        \*        \*

Amendment Number	Name	Acreage	Ordinance
<u>2017-2-A-5-1</u>	<u>15169 E. Colonial Dr.</u>	<u>12.1</u>	<u>2017-</u>