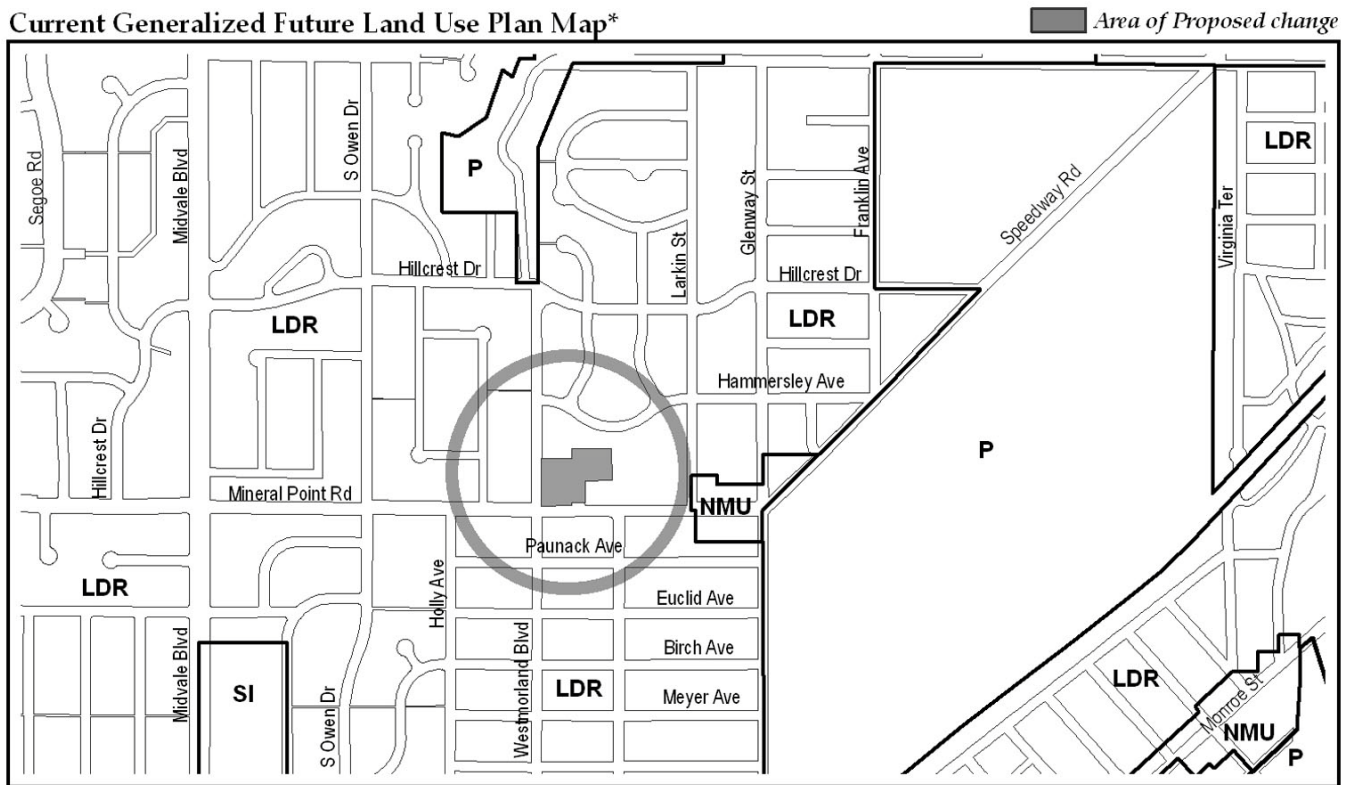


2010 – 2011 Comprehensive Plan Review Requested Map Amendment (Track 2)

Locator Map 9

Current Generalized Future Land Use Plan Map*



Amendment Requested by: MSP Real Estate, Inc.

Date of Request: May 9, 2011 (submitted after the 3-21-11 deadline)

Proposed Amendment: Low Density Residential to High Density Residential

Reason for Request: To allow redevelopment of the 2.8-acre Mt. Olive Church site as a senior housing campus, to include independent senior apartments, assisted living and memory care. As presently proposed, the overall project density would be about 44 units per acre.

Other Applicable Plans: This area does not currently have a more detailed neighborhood plan, but a planning process to develop a plan for the Hoyt Park Area Joint Neighborhood Planning Area (which includes Sunset Village) is just getting under way.

Planning Staff Comments: This site extends into the interior of the block and its redevelopment with traditional single-family lots would be difficult. Alternative redevelopment with some type of clustered or multi-family housing may be more feasible, but maintaining compatibility with the single-family housing that surrounds the site on all sides will be an important consideration, regardless of any potential revisions to the Comprehensive Plan designation. A neighborhood plan could provide more detailed recommendations to help guide any future redevelopment, which might make an amendment to the Comprehensive Plan unnecessary.

* The Land Use Plan Map incorporates the Track 1 amendments recommended by the Plan Commission.

** The Neighborhood Plan adoption/amendment date is the most recent amendment that affected the subject area.