

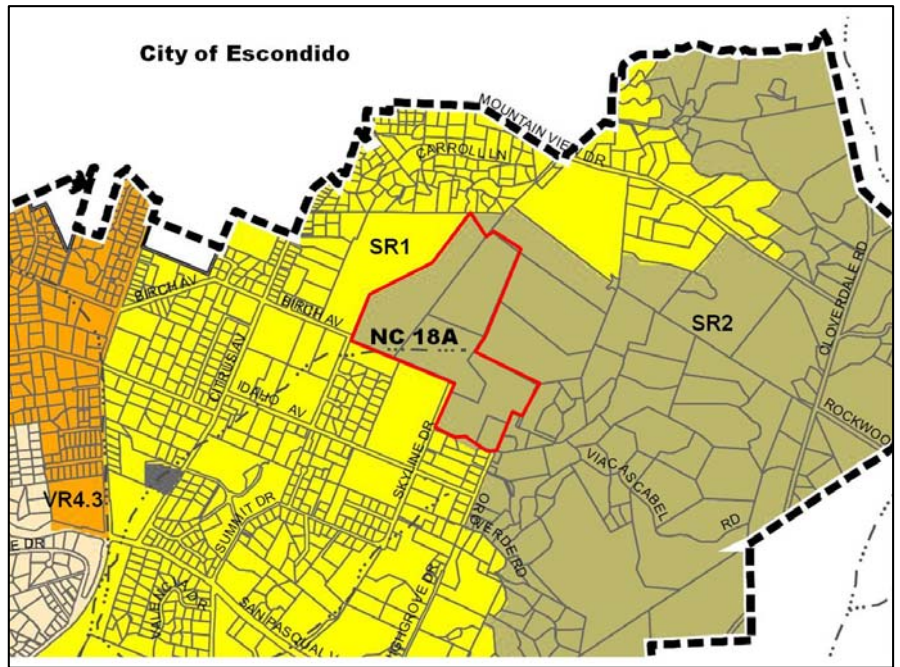
NC18A

Existing GP Designation(s)	SR2
Requestor(s) Position: Support workplan designation	
Area (acres): 93.9	
# of parcels: 5	

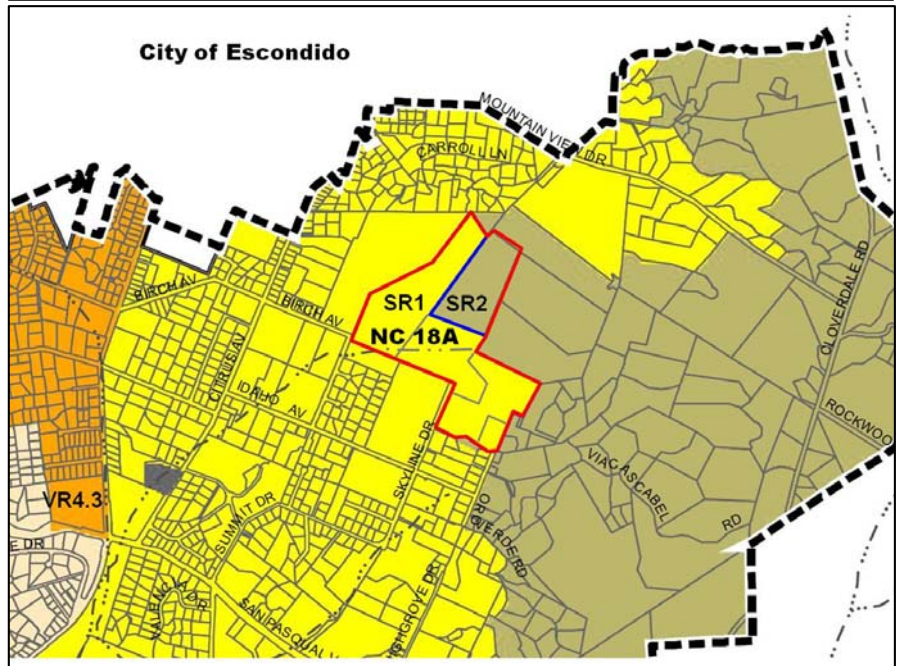
Workplan Designations Evaluated	SR1
CPG Position	Support
Opposition Expected	No
# of Additional Dwelling Units	36
Complexity	Low

Discussion: This property is split designated with SR1 and SR2. The split was determined based on estimated emergency response times and was delineated in a manner where SR1 was only applied to parcels when the majority of the parcel fell within the required response time. This request considers expanding the SR1 designation to those parcels that partially fall within the required response time. This is considered reasonable given the variability with response time modeling and because adequate fire service must be demonstrated prior to any development approvals. The change would yield 36 additional dwelling units.

Existing General Plan Designations:



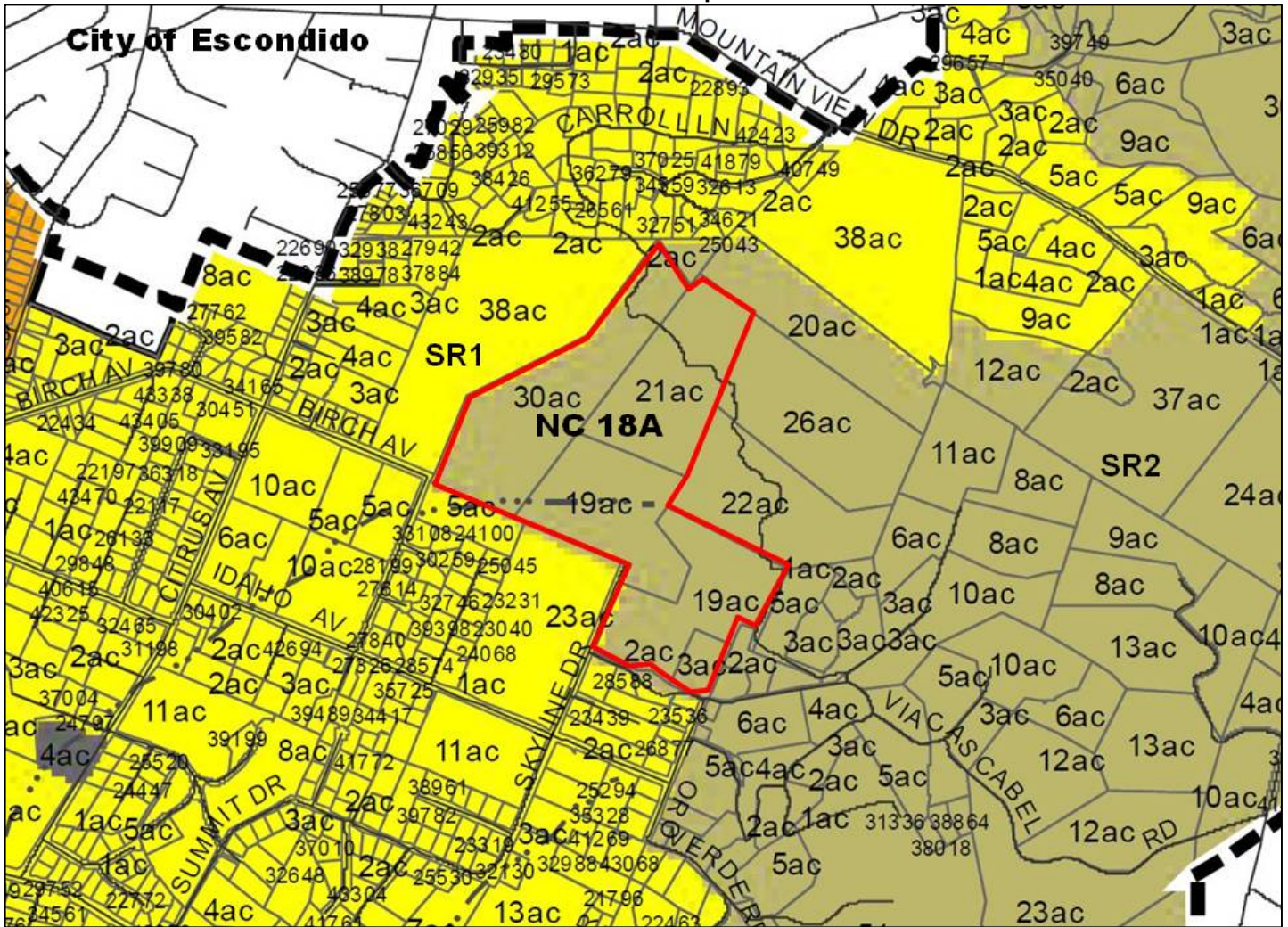
Workplan Designations Evaluated:



Rationale for Medium Complexity Classification:

- The area constitutes primarily agricultural lands and is within an agricultural preserve. Further analysis would be required to determine the effect of a density increase on efforts to preserve important agricultural areas of the county such as this one. Policy LU-7.1 seeks to protect agricultural lands with lower-density land use designations that support continued agricultural operations.
- Under the workplan designations, approximately 93 dwelling units could be built in an area currently comprised of 5 parcels of agricultural land. This large increase in a small area would require additional study to determine the impact of such development to the character of the unincorporated community.
- There is limited access in eastern portions of the study area, which adds complexity for higher density development, in terms of secondary access, police protection, and fire protection.

Lot Size Map



For Additional Information (January 9, 2012 Staff Report): [NC18A](#)