

# TEXT AMENDMENT

## AMEND THE TEXT IN ARTICLE 1 OF THE COMPREHENSIVE PLAN OF THE CITY OF LAKE CITY

AN APPLICATION BY CITY OF LAKE CITY TO AMEND THE TEXT IN ARTICLE 1 OF THE COMPREHENSIVE PLAN BY AMENDING TEXT FOR THE MIXED USE FUTURE LAND USE ELEMENT.

WORDS **BOLDED AND UNDERLINED** HAVE BEEN ADDED

WORDS ~~**BOLDED AND STRUCK THROUGH**~~ HAVE BEEN DELETED

## MIXED USE

The mixed-use land use classification is appropriate in locations where central water and wastewater facilities are available or planned to be available and shall be along arterial or collector roads where adequate capacity is available to meet the impacts of the proposed development as defined in the Concurrency Management System.

The purpose of the mixed-use land use classification is to allow for development of an integrated mix of uses and to provide for the expansion of the City's economic base, while providing for affordable workforce housing opportunities in close proximity to places of employment.

A mixed-use land use classification shall be comprised of non-residential, residential and open space/conservation uses as follows:

USES	MINIMUM %	MAXIMUM %
Non-Residential	<del>50-15</del>	85
Residential	5	<del>40-75</del>
Open Space	<b><u>10 If development is under two (2) acres, then no open space is required. The space required for open space can be used for residential or non-residential if development is under two (2) acres.</u></b>	

### Residential

Housing options may include single family detached and attached units to multi-family units. Residential density shall not exceed ~~ten forty (40)~~ dwelling units per acre based on gross acreage of the overall residential portion of the proposed mixed use land use classification. The clustering of residential units and housing types is permitted and desired in order to maximize open space and to make efficient use of infrastructure as long as the overall gross density of ~~ten forty~~ dwelling units per acre is not exceeded.