



Staff Report and Recommendations for COMP 26-0012

Introduction:

This is a Staff initiated text amendment to the Comprehensive Plan to add Institutional land use to the Branan Field Master Plan.

Summary of the Proposed Comprehensive Plan Amendment:

The proposed amendment will add BF Institutional land use category to the Branan Field Future Land Use Element of the County Comprehensive Plan. The changes proposed are as follows:

BF FLU POLICY 1.4.1

In order to implement the urban form identified by the Branan Field Master Plan, the Master Plan shall include the following land use categories: BF Activity Center (BF AC), BF Community Center (BF CC), BF Master Planned Community (BF MPC), BF Rural Suburb (BF RS), BF Rural Activity Center (BF RAC), BF Community Park (BF CP), Primary Conservation Network (BF PCN), BF Mixed Use (BF MU), ~~and~~ BF Rural Neighborhood Center (BF RNC) and BF Institutional (BF INST). The location and mix of development shall be consistent with the Master Plan Land Use Map.

BF FLU Policy 1.4.11

BF Institutional (BF INST)

The BF Institutional land use category is characterized by public and semi-public community serving infrastructure and facilities. This includes land and buildings dedicated to public, semi-public, or non-profit purposes that serve community social, educational, health, cultural, or religious needs. BF Institutional designation does not include commercial or industrial uses, except in such cases where commercial uses are clearly subordinate to and incidental to the public use(s).

The maximum floor area ratio for development within BF Institutional shall not exceed 50%. Development shall be further governed by standards adopted in the Branan Field Master Plan.

36 **Analysis of Proposed Amendment**

37 The Branan Field Future Land Use Map contains three (3) parcels designated BF Institutional.
38 However, the BF Institutional land use category is not included as a land use category in the
39 Comprehensive Plan or the Branan Filed Master Plan. The proposed amendments would add BF
40 Institutional to the list of land uses in Policy BF FLU 1.4.1 and would provide a new policy BF FLU
41 1.4.11 which describes the characteristics of the BF Institutional land use category.

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43 **Recommendation**

44 Staff recommends approval of COMP 26-0012.

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