

Narrative

This is a County-initiated Future Land Use (FLU) Map change affecting a portion of a previously approved Fort Groves Plat. The amendment proposes to change the Future Land Use designation from Phosphate Mining (PM) to Agriculture/Residential Rural (A/RR) for approximately half of the plat area.

The Fort Groves Plat has received prior approval; however, a portion of the property remains designated for Phosphate Mining on the Future Land Use Map. The proposed amendment is intended to realign the Future Land Use designation with the long-term planning objectives for the area and the anticipated rural character of development. The Agriculture/Residential Rural designation supports low density residential development and agricultural uses, which are compatible with surrounding rural land uses and consistent with the County's Comprehensive Plan policies for rural areas.

The amendment does not propose to increase density or intensity beyond what is permitted under the A/RR classification. Rather, it represents a reduction in intensity from a mining designation to a rural land use category. The change will facilitate appropriate rural development while supporting the protection of agricultural lands, maintaining open space, and preserving the rural character of the area.

Public facilities and services are expected to be provided consistent with rural standards. The proposed amendment does not introduce urban development patterns, nor does it extend urban infrastructure into rural areas. Instead, it reinforces the separation between urban and rural uses as established in the Comprehensive Plan.

Overall, the proposed Future Land Use amendment is intended to ensure internal consistency within the Comprehensive Plan, align the Future Land Use Map with the approved plat pattern and support rural development within the Fort Groves area.