

November 7, 2008

Public Service/Review Agencies
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RE: CPA2008-00004 – Privately Initiated Lee Plan Table 1(b) Text Amendment

Planning Division staff requests your agency's help in reviewing the above referenced Lee Plan amendment. Staff is reviewing a request for an amendment to Table 1(b) "Year 2030 Allocations" of the Lee Plan to increase the Alva Community's residential allocation in the Urban Community Land Use Category. The proposal does not directly change the allowable use of properties. This proposal is to amend the allocation table by adding 80 additional acres to the total 2030 allocation for future development in the Urban Community areas of the Alva Planning Community. The proposal will affect the entire Alva Planning Community and is not tied to a specific tract of land.

The current allocation will accommodate a population, in the Urban Community portion of the Alva Planning Community, of 1,546 residents (permanent/non-seasonal). The proposal will increase the accommodated population in this area to 1,928 residents, an increase of 382 people. The proposal does not seek to increase the overall Alva population accommodation and references are made to a reduction in the "Rural" allocation for residential uses; however, no specific request to reduce this allocation is made in the application.

Planning staff requests that your agency help determine the adequacy of existing and planned services in this area and if the proposal has any negative impact on these services. Staff requests that you review the application and determine if additional data will be required to review this application. Please provide us with sufficiency comments as soon as possible, but no later than November 12, 2008.

A pdf file of the application and backup materials provided by the applicant and a map of the Alva Future Land Use Map produced by staff has been attached to this e-mail. If you have any questions please feel free to call me at 533-8526.