

## **Letter of Explanation for 4490 Brownsboro Road**

Alter Development Group (“Developer”) plans to build duplexes with 14 units on the approximately 2.2 acre site at 4490 Brownsboro Road. The property is currently two residential lots and zoned R-4. The Developer is filing this pre-application for a new development plan and a zoning change to R-5A.

The location of the proposed plan is located off US Highway 42 and the property is surrounded by R-5A and R-6 developments. The development is an exceptionally well-planned residential community that provides a desirable place in which to live that is close to schools, transportation corridors and other community services necessary to sustain a healthy and safe environment. This development will allow new residents to move into the community and offer additional residential choices. The general welfare of the community is enhanced by new residents, new homes and an expanded tax base. Brownsboro Road is an ideal location with immediate access to the interstate. It is near schools and other residential areas, including patio homes and nearby apartments. The development offers significant open space, consistent community themes and architecture, generous landscaping, and not only common area maintenance but also yard and exterior home maintenance which will help ensure that property values are maintained. The current plan submitted is responding to market demand. The applicant requests a slight increase in density from the existing 4.84 Dwelling Units per Acre (DU/Acre) to a proposed 6.85 DU/Acre which is well below the allowable maximum density of 12.01 DU/Acre in a R-5A Residential District.