

JUSTIFICATION STATEMENT

Zion Community Development Corporation Zion Manor Apartments II

2237 W. Muhammad Ali Blvd.

Case No. 18ZONE1059

INTRODUCTION

Zion Community Development Corporation (the “Applicant”) proposes to re-zone the property located at 2237 W. Muhammad Ali Blvd. and adjoining properties (the “Property”) from R-6 Multi-Family Residential to R-8A Multi-Family Residential and, in partnership with The Housing Partnership Inc., re-develop the site into a 34-unit affordable senior housing facility. For the reasons set out below, the proposed change in zoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan.

COMMUNITY FORM

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject Property is located in the Traditional Neighborhood Form District, which the Comprehensive Plan states is a form

[C]haracterized by predominantly residential uses . . . [t]here is usually a significant range of housing opportunities, including multi-family dwellings. . . . Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on . . . (b) in the case of new developments or redevelopments using traditional building scales and site layouts, (c) the preservation of the existing or establishing a new grid pattern of streets and alleys, and (d) preservation of or creation of new public open spaces.

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Here, the proposal is consistent with the Traditional Neighborhood Form District as it will bring a new multi-family development to an area of the Russell neighborhood that is already zoned for multi-family development. The proposed new construction will be consistent with the scale of the neighborhood, and the existing grid pattern of streets and alleys will not be disturbed.

The proposal is also consistent with the pattern of development in the surrounding area. Indeed, the proposed development is being co-developed by the same entities—Zion Community Development Corporation and The Housing Partnership, Inc.—that developed the existing Zion Manor apartment facility on the west side of the subject block. That property was similarly re-zoned from R-6 to R-8A in 2004. The proposed development is also being designed by the same architect as the original Zion Manor facility, and will utilize many of the same common area

features as that development. The proposed development will be designed to complement the surrounding area, the existing Zion Manor apartment facility on the other end of the block, and the Zion Baptist Church, which is directly across Muhammad Ali Blvd. from the subject Property.

MOBILITY

The proposal complies with the intent and applicable policies of the Mobility Plan Element. The subject property is and will remain fully integrated into the urban grid of the Russell neighborhood. The proposal will not disturb the existing street grid along W. Muhammad Ali Blvd. The property fronts W. Muhammad Ali Blvd., which is a major east-west arterial that connects directly to Interstate 264. The proposal will retain the existing sidewalk along W. Muhammad Ali Blvd. Public transit is easily available via TARC stops along W. Muhammad Ali Blvd.

COMMUNITY FACILITIES

The proposal complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is and will remain well served by the existing community facilities in the Russell neighborhood. The subject property is adequately served by all utilities, including water and sewer.

ECONOMIC DEVELOPMENT

The proposal complies with the intent and applicable policies of the Economic Development Plan Element. The proposal will create a new 34-unit affordable senior housing facility on what is currently a partially vacant site. The proposed facility will complement the existing Zion Manor apartment facility on the other end of the block, and the Zion Baptist Church, which is directly across Muhammad Ali Blvd. from the Property. The scale and site layout of the Property will be consistent with other developments in the Russell neighborhood.

LIVABILITY

The proposal complies with the intent and applicable policies of the Livability Plan Element. The proposal will not disturb the existing sidewalk network along W. Muhammad Ali Blvd. Public transit is easily available via TARC stops along W. Muhammad Ali Blvd. The proposal will comply with the tree canopy and open space requirements of the LDC. The proposal will not have any material adverse impact on any natural features.

HOUSING

The proposal complies with the intent and applicable policies of the Housing Plan Element. The proposal expands and ensures a diverse range of housing choices in the Russell neighborhood as it will create 34 units of apartment-style affordable senior housing. The proposal will create affordable and livable apartment-style housing options in the place of the lots that are currently either vacant or single-family uses.

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CONCLUSION

For the reasons set forth above, the proposed change in zoning on the property located at 2237 W. Muhammad Ali Blvd. from R-6 Multi-Family Residential to R-8A Multi-Family Residential complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan. The proposal complies with the Community Form element because it is consistent with the Traditional Neighborhood Form District as it will bring a new affordable, multi-family use to the Russell neighborhood. The proposal fits perfectly within the pattern of development of the Russell neighborhood and this block of W. Muhammad Ali Blvd., which is already home to the original Zion Manor apartment facility and the Zion Baptist Church. The proposal also complies with the Mobility, Community Facilities, and Livability elements as it will not disturb the existing urban grid along W. Muhammad Ali Blvd. into which the property is fully integrated. Finally, the proposal complies with the Economic Development and Housing elements as it will create new, affordable housing options.

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