

# JUSTIFICATION STATEMENT

**AGS Development, LLC and SJ Anderson LLC**

**7312 River Road**

## INTRODUCTION

AGS Development, LLC and SJ Anderson LLC (the “Applicants”) propose to re-zone the property located at 7312 River Road from R-4 Single-Family Residential to R-6 Multi-Family Residential and re-develop the site into two two-story multi-family buildings with 44 total dwelling units. For the reasons set out below, the proposed rezoning 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 Village Form District, which the Comprehensive Plan states is a form:

[C]haracterized by predominately residential uses where the pattern of development is distinguished by open space such as parks, greenways, and farmland protected by conservation easements. The Village Form should have a small-scale village center with a mixture of uses such as offices, shops, restaurants, services and a diversity of housing types that may be higher in density than the rest of the district. The village center may be arranged around a village green. Low-density residential uses interspersed with open space may be encouraged at the edge of the Village. Village Form should be designed to encourage pedestrian, bicycle and transit use.

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Here, the proposal is consistent with the Village Form district as it proposes a higher-density multi-family development with 44 total housing units very near to the commercial/village center located between River Road, US-42, and Timber Ridge Drive. The development will have limited impact on the nearby single-family residential uses given the limited number of dwelling units proposed and the two-story scale of the proposed buildings. The proposal is also consistent with the pattern of development in the area, which features primarily single-family subdivisions; two-story condominium developments such as Smithfield Greene and Harrods Landing, as well as the commercial/village center between River Road, US-42, and Timber Ridge Drive. There is also precedent for R-6 multi-family zoning in the area at the Woodlands development off of Timber Creek Court near Harrod’s Creek.

The proposal is compatible with the scale and site design of the surrounding neighborhoods as it proposes two two-story multi-family buildings. The proposed buildings are consistent with the scale of development in the area, including existing commercial/village

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center immediately between River Road, US-42, and Timber Ridge Drive and the nearby two-story condominium developments such as Smithfield Greene and Harrods Landing. The development will be adequately set back from River Road and screened from adjacent single-family residences with landscaping and a privacy fence and from River Road with landscaping. The subject property has easy access to River Road and US-42.

**MOBILITY**

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via Mayfair Avenue, which is a local road off of minor arterial River Road. The two multi-family buildings will be connected by a single vehicle use and parking area. 88 parking spaces will be provided. The proposed development will provide sidewalks along Mayfair Avenue and River Road and will also connect the multi-family buildings to the development’s recreational open space and mulch path on the River Road side of the development.

**COMMUNITY FACILITIES**

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is adequately served by all utilities, including water and sewer.

**ECONOMIC DEVELOPMENT**

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. A diversity of housing options in the community will serve employers and employees alike. The subject property is near the existing commercial/village center immediately between River Road, US-42, and Timber Ridge Drive, and has easy access to River Road and US-42.

**LIVABILITY**

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed development includes more than 23,000 square feet of recreational open space. The proposed development will comply with the tree canopy sections of the LDC. The proposed development will include detention areas to ensure that property downstream is not adversely affected by stormwater from the development. The applicant will provide sidewalks along Mayfair Avenue and River Road and will also connect the multi-family buildings to the development’s recreational open space and mulch path on the River Road side of the development.

**HOUSING**

The proposed development complies with the intent and applicable policies of the Housing Plan Element. The proposed development will add 44 housing units and supports a diversity of housing options in the area.

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