

JUSTIFICATION STATEMENT

LDG Development, LLC

13915, 14201 & 15012 Bohannon Ave

INTRODUCTION

LDG Development, LLC (the “Applicant”) proposes to subdivide the properties located at 13915, 14201 & 15012 Bohannon Avenue to allow for the dedication of a right-of-way as part of its previously-approved development on the subject property and to revise the approved Detailed District Development Plan for the subject property. The proposed subdivision complies with the requirements of the Land Development Code, including the subdivision regulations set forth in Chapter 7. For the reasons set out below, the proposed Revised Detailed District Development Plan complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan and the requirements of Chapter 11 of the Land Development Code and should be approved.

COMMUNITY FORM

The proposed development complies with the intent and applicable policies of the Community Form Plan Element. The subject property is located in the Suburban Workplace Form District. Plan 2040 states that in the Suburban Workplace Form District, “In order to provide adequate transportation access in suburban workplaces connected roads, public transportation, and pedestrian facilities should be encouraged.” Here, the proposed development is consistent with the Suburban Workplace Form District as the Applicant will construct a bridge over Weaver’s Run Creek and connect with existing Lewis Lane to the west, to allow for connectivity. Further, the proposed RDDDP has been designed to comply with changes to Chapter 9 of the Land Development Code regarding off-street parking that have been enacted between the time of the original plan approval and the time of this application.

MOBILITY

The proposal complies with the intent and applicable policies of the Mobility Plan Element. The Comprehensive Plan calls to “Coordinate use of right-of-way with community design policies. Ensure accessible rights-of-way to accommodate mobility needs of all transportation network users.” Currently, Bohannon Drive is the only access to the properties. The continuation of the public section of Lewis Lane will provide a direct access route to the development from Dixie Highway. The development will retain an emergency access at the new terminus of the public section of Bohannon Avenue. An internal driveway will provide access to the two proposed warehouses on the eastern portion of the development. The proposal provides adequate parking for future tenants and provides bicycle parking as well.

COMMUNITY FACILITIES

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The proposal allows for multi-modal transportation options

and the subject property is adequately served by all utilities. Sanitary sewer is available by lateral extension.

ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposal calls for transportation connectivity to a large new industrial use on currently vacant land that will create access to new employment opportunities and economic activity in the area.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposal calls for a bridge over Weaver's Run Creek and will minimize impacts on the jurisdictional wetlands that run through the property. The proposal will comply with the tree canopy sections of the LDC.

REVISED DETAILED DISTRICT DEVELOPMENT PLAN-CHAPTER 11 COMPLIANCE

The subject property was previously the subject of a rezoning/form district change from R-4 and M-2/ Neighborhood to EZ-1/Suburban Workplace in Case No. 20-ZONE-0069. Where the previous development plan recommended over 1,000 parking spaces, the proposed development plan has decreased parking to approximately 656 parking spaces, in accordance with Chapter 9 of the Land Development Code. The subject property contains a few natural resources but contains a historic resource, an existing cemetery. The boundaries of the cemetery will be confirmed and preserved and the cemetery provided with a 30 foot buffer. With regard to natural resources, when complete, the proposed development will provide 25% tree canopy, meaning that approximately 1,063,817 square feet of the subject property will be covered in tree canopy. The proposed development plan includes 100-foot stream buffers and calls for a bridge over Weaver's Run Creek that will minimize impacts on that waterway. A 50 foot property perimeter buffer will be included and Tracts 1 through 5 are each provided a 750 square foot amenity area. Where the previous development plan calculated 27.21 acres of impervious surface, the proposed development plan decreases the acreage to 27.07.