

## JUSTIFICATION STATEMENT

**Capstone Realty, Inc.**

**9711 Cooper Church Road**

**Case No. 19ZONE1038**

### INTRODUCTION

Capstone Realty, Inc. (the “Applicant”) proposes to re-zone the property located at 9711 Cooper Church Dr. from R-4 Single-Family Residential to R-7 Multi-Family Residential and re-develop the site into two three-story apartment buildings with a total of 30 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 Neighborhood Form District, which the Comprehensive Plan states is a form “characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas ... The Neighborhood Form will contain diverse housing types in order to provide housing choice for differing ages, incomes and abilities. New neighborhoods are encouraged to incorporate these different housing types within a neighborhood as long as the different types are designed to be compatible with nearby land uses. These types may include, but not be limited to, ...high density multi-family housing. ...” Here, the proposal is consistent with the Neighborhood Form district as it will create 30 units of new medium-density multi-family residential housing. The proposal is also consistent with the pattern of development in the area, which features an adjacent multi-family development and single family subdivisions to the north, west, and across Preston Highway to the east along Cooper Chapel Road. R-5A-zoned multi-family residential uses are found along Cooper Crossings Drive to the east. The site is also near a growing commercial center along Preston Highway and Commerce Crossings Drive.

The proposal is compatible with the scale and site design of the surrounding area as it proposes new multi-family housing, which is consistent with the nearby single-family residential subdivisions and the adjacent multi-family development. Further, it will serve the workplaces located in the nearby Commerce Crossings business park. The subject property has easy access to Preston Highway and Interstate 265.

### MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via Cooper Church Drive, which provides convenient access to the activity centers along Preston Highway, Commerce

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Crossings Drive, and Interstates 265 and 65. The proposed development will provide sidewalks that will connect the two proposed apartment buildings and will connect to the adjacent multi-family 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 site is well situated among quickly growing commercial centers along Preston Highway and Commerce Crossings Drive.

### **LIVABILITY**

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed development has convenient access to the nearby commercial centers and neighborhood serving uses along Preston Highway. The proposed development will comply with the tree canopy sections of the LDC. The applicant will provide a sidewalk between the proposed apartment buildings and amply open space along Cooper Church Drive. The proposal will also provide a convenient housing option for those working in the nearby Commerce Crossings business park.

### **HOUSING**

The proposed development complies with the intent and applicable policies of the Housing Plan Element. The proposed development will provide 30 units of new multi-family housing in the area.

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