

JUSTIFICATION STATEMENT

LDG Multifamily, LLC 5127 Terry Road

INTRODUCTION

LDG Multifamily, LLC (the "Applicant") proposes to re-zone the properties located at 5127 Terry Road from R-4 Single-Family Residential to R-6 Multi-Family Residential to allow for the redevelopment of the property as an apartment community. The proposed development will include 9 three-story residential buildings housing a total of 216 dwelling units, a clubhouse, and outdoor amenities including a pool, playground, and dog park. Residents will enjoy over 236,000 square feet of open space, more than two and a half times what is required. 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 guidelines and 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 . . . multi-family housing . . ." The proposed development is an apartment community within an area that contains mostly single-family development with some multi-family and commercial developments nearby. Here, the proposal is consistent with the Neighborhood Form district as it will repurpose an undeveloped lot to serve as an apartment community, offering additional housing in the area. In addition, the Applicant has designed the parking areas so that parking spaces do not face the adjacent residential uses to the north.

MOBILITY

The proposed development complies with the intent and applicable guidelines and policies of the Mobility Plan Element. The proposed development will be accessed at two entrances and exits along Terry Road and a connection to Joy Drive that will allow for a second entrance into the neighborhood from Terry Road.

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.

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ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The development makes use of currently vacant land; repurposing it to provide more housing options in the vicinity. The proposed development will provide new housing options near the commercial uses west of Terry Road, along the Greenbelt Highway, and not far from the many employers in the area. Diverse housing options in the community will serve employers and employees alike.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed development will include active and passive recreational opportunities, including a swimming pool, playground, dog park, a walking trail, and several groupings of open space around which the buildings are organized. The proposed development will also comply with the tree canopy preservation and planting requirements of the LDC.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element. A primary objective of the Housing Plan Element is to provide housing choice throughout our community. Residents will have a new housing choice in this area of the community. The proposed development will also provide recreational open spaces on-site and will provide buffers adjacent to the residential area to the north of the property.

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