

JUSTIFICATION STATEMENT

Select Homes, LLC

8101 Cooper Chapel Road and 9610 Cedar Creek Road

Case No. 19ZONE1013

INTRODUCTION

Select Homes, LLC (the “Applicant”) proposes to re-zone the properties located at 8101 Cooper Chapel Road and 9610 Cedar Creek Road from R-4 Single-Family Residential to R-5 Single-Family Residential and re-develop the site as a 55 single-family lot expansion of the Cedar Brook subdivision. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan. The proposal does not include any waivers of subdivision regulations.

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, large lot single family developments with cul-de-sacs” Here, the proposal is consistent with the Neighborhood Form district as it will expand the existing Cedar Brook subdivision with 55 new single-family lots of varying size. The proposal is also consistent with the pattern of development in the area, which features single-family subdivisions along Cooper Chapel and Cedar Creek Roads, including Cedar Brook subdivision and adjacent Cooper Farms subdivision.

The proposal is compatible with the scale and site design of the surrounding neighborhoods as it proposes a 55 single-family lot expansion of the existing Cedar Brook subdivision, which is consistent with the pattern of residential subdivision development along Cooper Chapel and Cedar Creek Roads. The proposed lot sizes are similar to the other single-family lot sizes in the Cedar Brook subdivision and surrounding residential subdivisions along Cooper Chapel and Cedar Creek Roads, including the adjacent Cooper Farms subdivision. 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 the existing Cedar

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Pointe Drive off of Evanwood Drive. Evanwood Drive connects to Cedar Creek Road and Cooper Chapel Road, which provides access to the activity center along Preston Highway as well as Interstate 265. The proposed development will provide sidewalks and connections to the adjacent property to the west and north. Upon completion, it is also likely that the Cedar Brook entrance at Independence School Road will be completed, providing two separate entrances for Cedar Brook.

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 applicant will comply with the LDC's requirements to plan additional trees within the proposed subdivision, as well.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed development increases open space compared to the previously approved plan on the subject property. The proposed development will comply with the tree canopy sections of the LDC. The proposed development will include a detention area to ensure that property downstream is not adversely affected by stormwater from the subject property. The applicant will provide sidewalks and connections to adjacent properties to ensure that pedestrians and cyclists have the ability to access those properties, as well.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element. The proposed development provides a variety of lot sizes that are compatible with the adjacent Cedar Brook subdivision. It is anticipated that the homes to be constructed on the proposed lots will be similarly compatible.

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