

JUSTIFICATION STATEMENT

GKG Investments, LLC

9305 / 9309 Smyrna Parkway and 9209 / 9211 Maple Road

INTRODUCTION

GKG Investments, LLC (the “Applicant”) proposes to re-zone the properties located at 9305 and 9309 Smyrna Parkway and 9209 and 9211 Maple Road from R-4 Single-Family Residential to R-6 Single-Family Residential and re-develop the site into five, three-story multi-family buildings with 144 total housing 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:

[C]haracterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential 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 proposes a high-density multi-family development with 144 total housing units that will have limited impact on the surrounding single-family residential uses. Although Smyrna Parkway is a primary collector and not a major or minor arterial, the properties sit approximately a quarter mile from Interstate 265 and are adjacent to numerous commercial properties. The proposal is consistent with the pattern of development in the area, which features primarily single-family subdivisions, multi-family developments, as well as a commercial center immediately adjacent to the subject properties along Smyrna Parkway. The subject properties sit within the Highview Neighborhood Plan area, which shows that these properties should be developed as multi-family residential or commercial.

The proposal is compatible with the scale and site design of the surrounding neighborhoods as it proposes five, three-story multi-family buildings adjacent to the existing

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commercial uses along Smyrna Parkway. The proposed buildings are consistent with the scale of the immediately adjacent commercial properties, and will be adequately set back from Smyrna Parkway and screened from adjacent single-family residences with landscaping and a privacy fence. The subject property has easy access to Smyrna Parkway 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 curb cut for the Dollar General store on Smyrna Parkway, which is a primary collector that provides easy access to Cooper Chapel Road and Interstate 265. The five multi-family buildings will be connected by a circular vehicle use and parking area. 258 parking spaces will be provided. The proposed development will provide sidewalks that will connect the development to the existing sidewalks on Smyrna Parkway and will also connect the multi-family buildings to the development's amenities, which include a dog park, playground, and recreational open space.

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 properties are directly adjacent to commercial uses along Smyrna Parkway, and have easy access to Cooper Chapel Road and Interstate 265.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed development includes more than 66,000 square feet of open space and more than 40,000 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 connecting to Smyrna Parkway to ensure that pedestrians and cyclists will have access to the property. Internal sidewalks will connect the residential buildings to the development's amenities, which include a dog park, playground, and recreational open space.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element. The proposed development will add 144 housing units and supports a diversity of housing options in the area.

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