

JUSTIFICATION STATEMENT

Master-Craft Homes, LLC

13501 and 13505 Factory Lane

Case No. 18ZONE1061

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INTRODUCTION

Master-Craft Homes, LLC (the “Applicant”) proposes to re-zone the properties located at 13501 and 13505 Factory Lane from R-4 Single-Family Residential to R-5 Single-Family Residential and re-develop the site into a 34 single-family lot subdivision. For the reasons set out below, the proposed rezoning complies with the Cornerstone 2020 Comprehensive Plan. The proposal does not include any waivers of subdivision regulations.

GUIDELINE 1 - COMMUNITY FORM

The proposal complies with the intent and applicable policies of Guideline 1, Community Form. 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 and incomes. 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 create a new cul-de-sac neighborhood with single-family lots of varying size. The proposal is also consistent with the pattern of development in the area, which features single-family and multi-family residential subdivisions along Factory Lane to the east and west.

GUIDELINE 2 - CENTERS

The proposal complies with the intent and applicable policies of Guideline 2, Centers. The proposal is for the development of a single-family subdivision in an area predominated by other single-family and multi-family residential subdivisions. The subject property will be accessed via a new proposed street off of Factory Lane. Factory Lane provides access to the nearby commercial center located at the intersection of Factory Lane and LaGrange Road, as well as Interstate 265.

GUIDELINE 3 - COMPATIBILITY

The proposal complies with the intent and applicable policies of Guideline 3, Compatibility. The proposal is compatible with the scale and site design of the surrounding

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neighborhoods as it proposes a 34 single-family lot subdivision, which is consistent with the pattern of residential subdivision development along Factory Lane. The proposed lot sizes are similar to the other single-family lot sizes in the surrounding residential subdivisions along Factory Lane. The proposal also includes open space at the front of the property along Factory Lane and in the interior of the development. The subject property has easy access to the nearby commercial center located at the intersection of Factory Lane and LaGrange Road, as well as Interstate 265.

GUIDELINE 4 - OPEN SPACE

GUIDELINE 5 - NATURAL AREAS AND SCENIC AND HISTORIC RESOURCES

The proposal complies with the intent and applicable policies of Guideline 4, Open Space, and Guideline 5, Natural Areas and Scenic and Historic Resources. The proposal includes open space at the front of the property along Factory Lane and more than 15,000 additional square feet of open space in the interior of the development. The proposal will meet all tree canopy requirements. No natural or historic resources are located on the site.

GUIDELINE 6 – ECONOMIC GROWTH AND SUSTAINABILITY

The proposal complies with the intent and applicable policies of Guideline 6, Economic Growth and Sustainability. The proposal is to develop a lot that is currently undeveloped land into a 34 single-family lot subdivision. New housing will contribute to the continued economic growth of the Eastpoint area along Factory Lane, which is dominated by single-family and multi-family residential subdivisions.

GUIDELINE 7 - CIRCULATION

GUIDELINE 8 - TRANSPORTATION FACILITY DESIGN

GUIDELINE 9 – BICYCLE, PEDESTRIAN, AND TRANSIT

The proposal complies with the intent and applicable policies of Guideline 7, Circulation, and Guideline 8, Transportation Facility Design, and Guideline 9, Bicycle, Pedestrian, and Transit. The proposed development will be accessible via a new street off of Factory Lane, a secondary collector. Factory Lane provides access to the nearby commercial center located at the intersection of Factory Lane and LaGrange Road, as well as Interstate 265. Although transit options are limited in this suburban area, a TARC stop is located less than two miles from the subject property at O'Bannon Station Way. The proposal includes pedestrian sidewalks that will tie into the existing sidewalk network along Factory Lane.

GUIDELINE 10 - FLOODING AND STORMWATER

GUIDELINE 11 - WATER QUALITY

The proposal should have very little impact, if any, on the surrounding waterways, complying with the intent and applicable policies of Guideline 10, Flooding and Stormwater, and Guideline 11, Water Quality.

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GUIDELINE 12 - AIR QUALITY

The proposal complies with the intent and applicable policies of Guideline 12, Air Quality. The proposal should not have adverse impacts on traffic or air quality due to its low-density.

WAIVERS OF SUBDIVISION REGULATIONS

The applicant does not seek any waivers of subdivision regulations.

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MASTER-CRAFT HOMES, LLC
13501 AND 13505 FACTORY LANE
VARIANCE JUSTIFICATION

The proposed variance, which will reduce the front/street side yard setback from 25' to 15' for all lots in the proposed subdivision, and also reduce the required setback along Factory Lane from 40' to 30', will not adversely affect the public health, safety or welfare. The blanket variance will bring the homes in the proposed subdivision closer to the right of way, but will retain 15' of the required 25' setback. Along Factory Lane, the variance will retain 30' of the required 40' setback. The variance will also permit the applicant to disturb less ground during development.

The variance will not alter the essential character of the general vicinity. The surrounding area along Factory Lane is dominated by other single-family and multi-family subdivisions. The proposed variance will not alter the suburban residential character of the general vicinity.

The variance will not cause a hazard or nuisance to the public. The variance retains 15' of the required 25' setback for all lots, and 30' of the required 40' setback along Factory Lane, which leaves sufficient buffer between the homes and the public right of way. The variance will also permit the applicant to disturb less ground during development.

The variance will not allow an unreasonable circumvention of the requirements of the zoning regulations. The variance permits the homes in the proposed subdivision to be brought up closer to the road while maintaining adequate buffer from the public right of way and disturbing less ground during development.

The variance arises from special circumstances that do not generally apply to land in the vicinity of the project. The variance is the result of the need to bring the homes in the proposed subdivision closer to the right of way. Because the subject property is moderately hilly, the full setbacks would require the applicant to build the homes further into the hillsides and disturb more ground during development.

The strict application of the regulations would create an unnecessary hardship because the full setbacks would require the applicant to build the homes further into the hillsides of the subject property and disturb more ground during development.

The circumstances are not the result of actions taken by the applicant subsequent to the adoption of the zoning ordinance but are, instead, the result of the misapplication of the yard setback requirements to this hilly property. The variance will permit the proposed subdivision to be brought up closer to the road while maintaining adequate buffer from the public right of way and disturbing less ground during development.