

JUSTIFICATION STATEMENT

DonnaScott, LLC

13501 Aiken Road

Case No. 18ZONE1040

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INTRODUCTION

DonnaScott, LLC (the “applicant”) proposes to re-zone the property located at 13501 Aiken Road from M-2 Industrial District to C-1 Commercial for the potential reuse of the existing structure as a mixed office/commercial space, with office space for lease and space for a hair salon. For the reasons set out below, the proposed rezoning complies with the Cornerstone 2020 Comprehensive Plan.

GUIDELINE 1 - COMMUNITY FORM

The proposed redevelopment complies with the intent and applicable policies of Guideline 1, Community Form. The subject property is located in the Neighborhood Form District, but industrial uses surrounding the site prevent it from being neighborhood oriented. The Neighborhood Form District “may contain open space and, at appropriate locations, civic uses and neighborhood centers with a mixture of uses such as offices, retail shops, restaurants and services.” The subject property is currently used as an office, a use that has existed for at least 30 years. The proposal is to downzone to a less intense zoning district but to continue the office use in addition to a commercial hair salon, which is a more neighborhood-focused use and more consistent with the intent and policies of the Neighborhood Form District.

GUIDELINE 2 - CENTERS

The proposed redevelopment complies with the intent and applicable policies of Guideline 2, Centers. The proposal is for the reuse of the existing office building for a mixed office/commercial space, with office space for lease and space for a hair salon. The industrial uses that surround the subject property prevent the development of a neighborhood center in the area, but the proposed office and hair salon uses will provide a more neighborhood-focused commercial use in the area. Reusing the subject property for a commercial use should not have any negative impact on any of the surrounding uses. The proposal includes the construction of a new off-street parking area in front of the existing structure to accommodate customers as well as new sidewalks and landscaping.

GUIDELINE 3 - COMPATIBILITY

The proposed redevelopment complies with the intent and applicable policies of Guideline 3, Compatibility. The proposed downzoning and reuse of the existing building should not adversely affect the surrounding industrial uses with regard to any increase in traffic or

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lighting. The proposal includes no alteration to the existing structure, and the construction of a new off-street parking area in front of the existing structure to accommodate customers. The proposal also includes new sidewalks and landscaping along the eastern property boundary to screen and buffer the proposed parking area. The residential properties to the rear of the site are already screened by a solid fence that surrounds the entirety of this section of Lake Forest.

GUIDELINE 4 - OPEN SPACE

GUIDELINE 5 - NATURAL AREAS AND SCENIC AND HISTORIC RESOURCES

The proposed redevelopment complies with the intent and applicable policies of Guideline 4, Open Space, and Guideline 5, Natural Areas and Scenic and Historic Resources. The subject property is an already developed site and proposes office and commercial uses that do not require open space, and no historical resources are located on the site. The proposal meets all tree canopy requirements and will add new landscaping to buffer and screen the proposed parking area.

GUIDELINE 6 – ECONOMIC GROWTH AND SUSTAINABILITY

The proposed redevelopment complies with the intent and applicable policies of Guideline 6, Economic Growth and Sustainability. The proposal is to downzone the subject property from M-2 Industrial to C-1 Commercial to permit the reuse of the existing structure into a mixed office/commercial space that will provide a more neighborhood-focused use in the area.

GUIDELINE 7 - CIRCULATION

GUIDELINE 8 - TRANSPORTATION FACILITY DESIGN

The proposed redevelopment complies with the intent and applicable policies of Guideline 7, Circulation, and Guideline 8, Transportation Facility Design. Reusing the property as an office and commercial use is consistent with the use that has existed at the subject property for the last 30 years and will not substantially increase the intensity of use. The proposal will add a new 18-space parking area at the front of the existing structure to serve customers. The existing curb cut will be used to access the proposed parking area.

GUIDELINE 9 – BICYCLE, PEDESTRIAN, AND TRANSIT

The proposed redevelopment complies with the intent and applicable policies of Guideline 9, Bicycle, Pedestrian, and Transit, because it is accessible by all forms of transportation. The subject property is located on collector road and a TARC stop is located nearby at the intersection of Aiken Road and North English Station Road.

GUIDELINE 10 - FLOODING AND STORMWATER

GUIDELINE 11 - WATER QUALITY

The proposed redevelopment 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 proposed redevelopment complies with the intent and applicable policies of Guideline 12, Air Quality. The proposal should have no negative impact on traffic or air quality based largely on its location. The subject property is surrounded by industrial uses that are of similar intensity. In addition, due its size, the proposed redevelopment should generate minimal new traffic.

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