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JUSTIFICATION STATEMENT

Rollington Ridge Subdivision

4308 Rollington Road

Case No. 20-ZONEPA-0089

RECEIVED

OCT 26 2020

PLANNING & DESIGN
SERVICES

INTRODUCTION

Pulte Group proposes to rezone the property located at 4308 Rollington Road from R-4 Single-Family Residential to R-5 Single-Family Residential to develop this vacant 22.6-acre site into a 84-lot single-family residential subdivision. For the reasons set out below, the proposed change in zoning 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 characterized 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...low to mid density single-family housing.

The proposal is consistent with the Neighborhood Form District as it will bring a new single-family development that is unique to the area with regard to its design and will increase the variety of housing options in the vicinity. The proposed new construction will be consistent with the scale of the neighborhood.

MOBILITY

The proposal complies with the intent and applicable policies of the Mobility Plan Element. The subject property will be accessed through a direct vehicular connection to Rollington Road, which is classified as a Secondary Collector roadway, and connectivity between neighborhoods will be improved with a proposed connection to Forest Springs North

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Subdivision. The proposal includes pedestrian sidewalks throughout the development and a new public sidewalk segment along the site's Rollington Road frontage. Public transit is available nearby via the TARC route on Westport Road. The applicant will also provide improvements to the existing dimensions of Rollington Road.

COMMUNITY FACILITIES

The proposal complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is and will remain well served by the existing community facilities in the neighborhood, including parks, schools and the commercial centers along Westport Road and LaGrange Road. The subject property is adequately served by all utilities, including water and sewer.

ECONOMIC DEVELOPMENT

The proposal complies with the intent and applicable policies of the Economic Development Plan Element. The proposal will create 84 unique residential homes on what is currently an undeveloped vacant site. The development will add to the variety of housing options in the area. The property is conveniently located nearby the commercial corridors along Westport and LaGrange Roads. The scale and site layout of the property will be consistent with the neighborhood and will contribute to the development of the neighborhood.

LIVABILITY

The proposal complies with the intent and applicable policies of the Livability Plan Element. The proposal will improve the public sidewalk network in the area. The proposal includes more than 3 ½ acres of open space and will preserve a significant portion of existing tree canopy. The proposal will not have any adverse impact on any natural features.

HOUSING

The proposal complies with the intent and applicable policies of the Housing Plan Element. The proposal expands and ensures a diverse range of housing choices, particularly *new* residential housing options, in the neighborhood as it will create 84 new residential building lots in the place of vacant property.

CONCLUSION

For the reasons set forth above, the proposed change in zoning on the property located at 4308 Rollington Road from R-4 Single-Family Residential to R-5 Single-Family Residential complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan. The proposal complies with the Community Form element because it is consistent with the Neighborhood Form District as it will bring high-quality residential homes to the neighborhood. The proposal fits in the established development pattern of the area which includes a mixture of single-family and multi-family land uses and the proposed zoning district is already common in the area. The proposal also complies with the Mobility and Livability elements as it will improve the public sidewalk network and vehicular connectivity in the area. The proposal also complies with the Economic Development and Community Facilities elements as the property is located near schools, parks and the commercial centers along Westport and LaGrange Roads. Finally, the proposal complies with the Housing element as it will create new unique options that will add to the variety of housing choices in the neighborhood.

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