

Justification Statement

CamiLeo, LLC

2221 Bradford Drive

INTRODUCTION

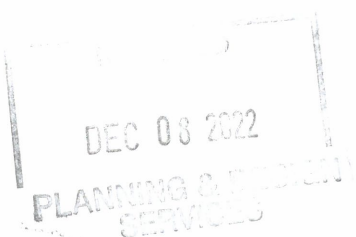
CamiLeo, LLC (the “Applicant”) proposes to rezone the property at 2221 Bradford Drive from R-5 Single-Family Residential to R-6 Multi-Family Residential to allow for the redevelopment of the property as an apartment community. The proposed development will include 6 two-story residential buildings and associated parking. The proposed development includes open space and buffering on all property boundaries but especially adjacent to the single family homes along Chevy Chase Road. The subject property is surrounded by single-family homes to the east, a condominium complex to the north, and single-family homes and commercial properties to the west and south. The subject property is in the Neighborhood Form District.

COMMUNITY FORM

The proposed development complies with the intent and applicable Guidelines and Policies of the Community Form Plan Element. The Neighborhood Form District contemplates a variety of residential uses, including single-family and multi-family, and allows a variety of densities. The Neighborhood Form also encourages “diverse housing types in order to provide housing choice for differing ages, incomes and abilities.” The proposed development is an apartment community within an area that contains mostly single-family developments and commercial properties with some older multi-family nearby. Bradford Drive is a primary collector road, an appropriate location for multi-family development. The proposed development will include significant buffers where it abuts single family uses.

MOBILITY

The proposed development complies with the intent and applicable Guidelines and Policies of the Mobility Plan Element. The subject property is a former ball field located on Bradford Drive, a primary collector road. The subject property is adjacent to a café and deli and a relatively short distance from commercial and service uses along Bardstown Road. The Mobility Plan Element encourages new development to provide pedestrian and bicycle infrastructure and to locate near complementary uses and along roads that have adequate capacity. The proposed development will include a walking trail and sidewalks within it and pedestrian access to Bradford Drive. Pedestrians from the subject property will be able to access the nearby Southeast Family YMCA. The proposed development is located near Newcomer Academy and Seneca High School.



22 - R ZONE - 0169

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. The proposed development will reuse a former ball field to provide additional housing opportunities in the area. The proposed development will provide new housing options near the commercial uses on Bardstown Road and not far from the many employers on Bardstown Road.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed redevelopment of the subject property will result in a modest increase in impervious surface but will also result in a significant increase in tree canopy on the subject property (6% to 35%). The proposed development will also provide valuable sidewalk connections and will contain recreational open space.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element. A primary objective of the Housing Plan Element is to provide housing choice throughout our community. The proposed development will provide another housing choice in this area of the community. The proposed development will provide a newer, more accessible style of multi-family development that will provide connections to existing sidewalks in the area. The proposed development will also provide recreational open spaces on-site and will provide buffers adjacent to the homes on Chevy Chase Road.

