

JUSTIFICATION STATEMENT

Wesley Manor Retirement Community

5400 E. Manslick Road

Case No. 19Zone1012

INTRODUCTION

Wesley Manor Retirement Community, Inc. (the “Applicant”) proposes to re-zone the property located at 5400 E. Manslick Road (the “Property”) from R-4 Single-Family Residential to R-5A Multi-Family Residential to construct 28 townhome-style homes and a clubhouse. 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 Plan 2040 states will “contain diverse housing types in order to provide housing choice for differing ages, incomes and abilities.” Here, the proposal is consistent with the Neighborhood Form District as it will allow for the construction of additional units within the existing Wesley Manor campus. Wesley Manor is a retirement community, meaning that the units will be occupied by the elderly or disabled. The proposed new construction will be consistent with the existing townhome-style units already part of the Wesley Manor campus and will be accessed through the existing campus.

The proposal is also consistent with the pattern of development in the surrounding area. Indeed, the proposed development is merely the addition of residential units within the existing Wesley Manor campus, replacing the existing clubhouse and grounds with the proposed new residences and a new clubhouse. The proposed development will be designed to be consistent with the rest of the Wesley Manor residences in terms of scale and building materials.

MOBILITY

The proposal complies with the intent and applicable policies of the Mobility Plan Element. The subject property is located along E. Manslick Road but the residences will be accessed through the existing Wesley Manor campus, removing the existing driveway into the subject property.

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

RECEIVED
MAY 9 2019
PLANNING &
DESIGN SERVICES

community facilities in the area. 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 28 new senior housing units, expanding the capacity of Wesley Manor, a staple in the community.

LIVABILITY

The proposal complies with the intent and applicable policies of the Livability Plan Element. The proposal will comply with the tree canopy and open space requirements of the LDC. The proposal will not have any material 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 for seniors who desire to stay in their neighborhood but need a more accessible living arrangement.

CONCLUSION

For the reasons set forth above, the proposed change in zoning 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 new, accessible residences to the Wesley Manor campus. The proposal fits perfectly within the pattern of development of the campus and will provide Wesley Manor the opportunity to both add to its capacity to assist area seniors but also to modernize its clubhouse. The proposal also complies with the Mobility, Community Facilities, and Livability elements as it will not disturb the existing road network along E. Manslick Road. Finally, the proposal complies with the Economic Development and Housing elements as it will create new, accessible housing options.

RECEIVED

MAY 13 2019

PLANNING &
DESIGN SERVICES