

REZONING JUSTIFICATION

R-4 to C-2

4636 Poplar Level Road

20-ZONEPA-0106

The applicant owns this vacant .93-acre tract which is currently zoned R-4 in the existing mixed-use corridor of Poplar Level Road. The applicant is requesting a zoning change to C-2 to allow the construction of an office and contractors shop on the site. The construction will be a total of 9,715 SF and similar in orientation to the existing C-M zoned development at Poplar Place Drive. Site access will come directly from Poplar Level Road in an area of mixed use and intensity that ranges from industrial Suburban Workplace directly to the north, C-1 and C-2 to the east and C-M to the west within the same Neighborhood Form. Any traffic impacts to the area will be minimal to the major arterial street classification. There are local streets that serve properties to the west and east with potential for future stub connections proposed as part of the development if adjacent properties were to be developed or redeveloped.

The development will utilize buffering and screening to integrate appropriately with adjacent multi-family residential uses along portions of the eastern property perimeter. All pedestrian and vehicular connections will be directly to Poplar Level Road to prevent any movement through and have limited impacted on residential uses. The development is at a scale appropriate for a major arterial roadway corridor near other similar uses and intensities along Poplar Level Road to the east and west in the Neighborhood Form District. There is an existing TARC route that services Poplar Level Road and provides multi-modal transportation to the site with the proposed pedestrian and bicycle facilities within the development.

The site has access to infrastructure including transportation, water and sewer making it suitable for development and economic development growth along the corridor. The project is development of underused property along a mainly commercial and industrial major arterial roadway. The property has nearby connectivity to the I-264 Wattersson Expressway system allowing regional access for the proposed use. The proposed use cultivates small business and entrepreneurship with contractor shop and office space for lease.

The subject site is located above the 100-year floodplain, does not contain steep slopes, unstable or hydric soils or any protect waterways and, as a result, there are no environmental constraints which would prevent residential development of the property. Tree canopy requirements will be met on the development site. The proposed development is located on a site that will enable proper stormwater handling and release management that will not adversely affect adjacent and downstream properties. On site detention will accommodate onsite drainage and mitigate any impacts of the proposed development to the watershed. The stormwater detention design will receive approval from MSD prior to construction. In addition, an Erosion Prevention and Sediment Control Plan utilizing best management practices will be implemented prior to

construction. The project will meet all MS4 Water Quality Regulations established by MSD with proper use of green best management practices.

The above elements of the development demonstrate compliance with the Plan 2040 elements of Community Form, Mobility, Community Facilities, Economic Development and Livability for the proposed rezoning.