

**Justification Statement**

Case No. 16ZONE1012

Project Name: The Glenview Trust Company

Location: 5900 US Highway 42

Owner/Applicant: The Glenview Trust Company

Proposed Use: Office

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The applicant requests a zoning change from R6 to OR3 in order to permit the construction and use of a three story office building with underground parking.

The zoning change is compatible with Cornerstone 2020 in the following ways:

- 1) The proposed use is consistent with the community form as follows:
  - a. The proposed office building structure conforms to the Neighborhood Form District as it is integrated into the neighborhood in a manner that provides convenient service to residents while protecting the neighborhood character; and
  - b. The proposed use will be a low to medium intensity use consistent with other uses located nearby and within the Neighborhood Form District.
  
- 2) The proposed use is consistent with current activity centers as follows:
  - a. There is an existing activity center along Brownsboro Road where the property is located;
  - b. There is sufficient population to support this use; and
  - c. This use will provide services to the neighborhood and will be consistent with the current business activity in the area.
  
- 3) The proposed use is compatible with the surrounding area and uses as follows:
  - a. The property will be re-zoned to a zoning district which is also compatible with the current uses in the neighborhood; and

b. The proposed zoning for the property is appropriate because it is located along a transit corridor and within an existing activity center.

4) The proposed use promotes economic growth and stability as it allows for the relocation of an existing business from a nearby location. The proposed use will be consistent with the form district pattern.

5) Adequate parking and site access and connectivity will be constructed on the property.

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