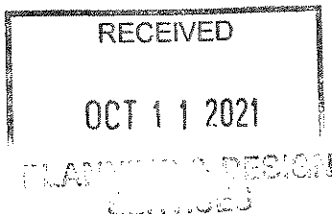


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**Letter of Explanation
Zone change R-4 to C-M
3106 Chenoweth Run Road**

The subject property located at 3106 Chenoweth Run Road is 1.9 +/- acres, zoned R-4 and located in a Suburban Workplace Form District. The property is currently undeveloped. The developer of the subject property is proposing the construction of a 3-story, climate-controlled storage building (20,777 sf per floor), and associated employee and client parking / loading areas. The parcel is located next to a predominantly M-2 Zoning District (a portion zoned R-4) to the west, C-M and M-3 zoned parcels to the north, as well as R-4 zoned parcels to the east and south.

The current types and intensities of the surrounding developments would indicate that this proposed zoning and use are compatible with the current comprehensive plan, and the current form district the parcel is located.



21 - ZONE - 0135