

JUSTIFICATION STATEMENT

Alston Trace Limited Liability Company

3200-3208 Maldon Court, 5714, 5716, 5718-5746 Maldon Drive

Case No. _____

INTRODUCTION

Alston Trace Limited Liability Company (the "Applicant") proposes to re-zone the properties shown on the revised preliminary subdivision/rezoning plan attached to this application from R-4 to R-5 Single-Family Residential to reconfigure the previously approved and recorded lots and add 14 lots to the subject property. For the reasons set out below, the proposed rezoning 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 the Comprehensive Plan states is a form "characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas The Neighborhood Form will contain diverse housing types in order to provide housing choice for differing ages, incomes and abilities. New neighborhoods are encouraged to incorporate these different housing types within a neighborhood as long as the different types are designed to be compatible with nearby land uses." Here, the proposal is consistent with the Neighborhood Form district as it will reconfigure residential lots to provide more lots in an area with adequate infrastructure and established neighborhoods nearby. The proposal is compatible with the scale and site design of the surrounding single family residential properties but will provide an alternative in the form of newer homes with attached garages.

MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via the existing Terry Road, a primary collector through the southwestern part of the city, which connects to Cane Run Road and Lower Hunters Trace, among other roads.

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.

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ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. A diversity of housing options in the community will serve employers and employees alike. Additionally, the development makes use of currently vacant land; repurposing it to provide an increase in housing options.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed development will comply with the tree canopy sections of the LDC. The proposed development will include features to ensure that properties downstream are not adversely affected by stormwater from the subject property. The applicant will provide sidewalks and connections to adjacent properties to ensure that pedestrians have the ability to access those properties, as well.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element. The proposed development provides a walkable and accessible neighborhood that is compatible with surrounding neighborhoods.

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