

JUSTIFICATION STATEMENT

LDG Land Holdings, LLC

13915, 14201 & 15012 Bohannon Ave.

INTRODUCTION

LDG Land Holdings, LLC (the "Applicant") proposes to re-zone the properties located at 13915, 14201 & 15012 Bohannon Ave. from M-2 Industrial and R-4 Residential to EZ-1 and develop these currently vacant properties into five industrial warehouses. 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 currently located in the Neighborhood Form District, but the Applicant proposes to change the Form District to Suburban Workplace. The Comprehensive Plan states that the Suburban Workplace Form District "is . . . characterized by predominately industrial and office uses where the buildings are set back from the street in a landscaped setting. Suburban Workplaces often contain a single large-scale use or a cluster of uses within a master planned development." Here, the proposal is consistent with the Suburban Workplace Form District as it proposes to develop the currently vacant properties into a cluster of five industrial warehouses. The proposal is also consistent with the pattern of development, scale, and site design in the area, which features large parcels zoned EZ-1 and in the Suburban Workplace Form District immediately adjacent to the subject properties to the west, as well as numerous smaller-scale commercial and industrial uses along Dixie Highway to the west. The land adjacent to the subject properties to the east and south are vacant.

MOBILITY

The proposal complies with the intent and applicable policies of the Mobility Plan Element. Currently, Bohannon Drive is the only access to the properties. The Applicant proposes to extend Bohannon Drive south, and construct a bridge over Weaver's Run Creek and connect with existing Lewis Lane to the west. The connection with Lewis Lane will provide a direct access route to the development from Dixie Highway. The development will have three access points along Bohannon Ave.: two north of the proposed intersection with Lewis Lane and one at the new intersection of Lewis Lane and Bohannon Ave. An internal driveway over the jurisdictional wetlands will provide access to the two proposed warehouses on the eastern portion of the development. The proposal calls for more than adequate parking for the proposed use, but requests flexibility due to the variability in future tenant needs. Bicycle parking will also be provided.

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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. Sanitary sewer is available by lateral extension.

ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposal calls for the creation of a large new industrial use on currently vacant land that will create new employment opportunities and economic activity in the area.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposal calls for a bridge over Weaver's Run Creek and will minimize impacts on the jurisdictional wetlands that run through the property. The proposal will comply with the tree canopy sections of the LDC.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element as it appropriately mitigates environmental risks while creating new employment opportunities and economic activity in on a site that is appropriate for the proposed use.

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