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Moss Creek Enterprises LLC

6110 Goalby Drive

Case No. 18ZONE1011

Statement of Compliance

The subject property is Tract 11 within the Moss Creek development near Greenwood Road. Currently, all tracts within the Moss Creek development are zoned R-5A or R-6, although many tracts remain only partially developed or undeveloped. The applicant proposes to rezone Tract 11 for R-5A to PRD to allow for 24 townhomes, each situated on its own lot. This is a reduction in density from the previous development plan (see 17DEVPLAN1033), which allowed for 36 townhomes on Tract 11. Each of the proposed lots will have a driveway onto either Casper Drive or Goalby Drive. Tract 10 is included in the application, but will remain open space that serves the subject property and the remainder of Moss Creek.

Guideline 1-Community Form

The proposed development complies with the intent of Guideline 1. The entire Moss Creek development is located in the Neighborhood Form District and the subject property is surrounded on all sides by single-family residential uses. The proposed single-family townhomes are compatible with the scale and function of the existing Moss Creek development and the surrounding neighborhoods. The proposed PRD zoning will support a mix of residential choices in the Moss Creek development, and will add to the diversity of opportunity for potential home owners or tenants in the development. This revised proposal reduces the number of townhomes on the subject property from 36 to 24, which will lower density in the overall development. The proposal will also be less intense in terms of traffic, lighting, and impact on the surrounding neighborhoods. Each of the proposed townhomes will have a garage and driveway that connects to Casper Drive or Goalby Drive, which are connected to the surrounding neighborhoods. The Moss Creek development has existing sidewalks to address pedestrian connectivity.

Guideline 2-Centers

The proposed development complies with the intent and applicable policies of Guideline 2. The subject property is within the larger Moss Creek development, which connects to Greenwood Road, a minor arterial road. The subject property is served by an activity center with a grocery store, bank, and restaurant at the intersection of Greenwood Road and Terry Road. Existing sidewalks within the development connect to Greenwood Road and the activity center. Each of the proposed townhomes will have a driveway that connects to Casper Drive or Goalby Drive, which connect to Greenwood Road and the surrounding neighborhoods.

Guideline 3-Compatibility

The proposed development complies with the intent and applicable policies of Guideline 3. The proposed single-family townhomes will be compatible with the surrounding single-family residential uses, and will be less dense than the previous development plan. The proposed PRD zoning will also allow for the integration of single-family uses within the Moss Creek development, and a transition from

the surrounding single family residential uses to the multi-family residential uses within the Moss Creek development.

Guidelines 4-Open Space and 5-Open Space and Scenic and Historic Resources

The proposed development complies with the intents of Guidelines 4 and 5 because open space is being provided via Tract 10, which will remain open space that serves the subject property and the remainder of the Moss Creek development. There are no known sensitive natural features or cultural or historic resources on the subject property.

Guidelines 7-Circulation, 8-Transportation Facility, and 9-Bicycle, Pedestrian and Transit

The proposed development complies with the intent of Guidelines 7, 8, and 9. The streets within the Moss Creek development have already been constructed, and provide adequate circulation and connection to Greenwood Road and the surrounding neighborhoods. The existing sidewalks within the Moss Creek development connect to Greenwood Road and the activity center at Greenwood Road and Terry Road. Each of the proposed townhomes will have a garage and driveway that connects to Casper Drive or Goalby Drive, which are connected to Greenwood Road and the surrounding neighborhoods.

Guidelines 10-Flooding and Stormwater and 11-Water Quality

The proposed development complies with the intents of both Guidelines 10 and 11. The proposal will comply with all MSD regulations concerning water quantity and quality from the site. Tract 10 will remain open area and mitigate any increase in impervious area.

Guideline 13-Landscape Character

The proposed development complies with the intent of Guideline 13. The subject property will be landscaped consistent with the surrounding residential area and will provide tree canopy as required by the Land Development Code.

Guideline 14-Infrastructure

The proposed development complies with the intent of Guideline 14. The subject property has existing access to utilities and water. The health department has indicated it has no issues with the proposal.

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