

JUSTIFICATION STATEMENT

The Marian Group

814 Vine Street

Case No. 18ZONE1062

INTRODUCTION

The Marian Group (the “Applicant”) proposes to re-zone the property located at 814 Vine Street from R-6 Multi-family Residential to U-N Urban Neighborhood, which will allow it to redevelop the existing surface parking lot into 22 single family “21st Century Shotgun-style” residences with community open space in the center of the development. For the reasons set out below, the proposed rezoning complies with the Cornerstone 2020 Comprehensive Plan.

GUIDELINE 1 - COMMUNITY FORM

The proposal complies with the intent and applicable policies of Guideline 1, Community Form. The subject property is located in the Traditional Neighborhood Form District, which the Comprehensive Plan states is a form “characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys. Residential lots are predominantly narrow and often deep. . . . Traditional neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways” Here, the proposal will preserve the existing urban street pattern, sidewalks, and alleys, and does not involve the removal of any existing structures as the subject property is currently a parking lot. The proposal is consistent with the form district and pattern of development in the area, which features single family and multi-family residences. Residential lots of similar size can be found in the blocks surrounding the subject property. The proposal is also consistent with the proposed U-N zoning district and the intent and policies of Guideline 1 as it will retain the existing urban characteristics of the surrounding residential neighborhood.

GUIDELINE 2 - CENTERS

The proposal complies with the intent and applicable policies of Guideline 2, Centers. The proposal is for a medium-density residential use in an area predominated by other residential uses. The subject property will be access via a proposed private alley and includes sidewalks along Vine Street that will integrate into the existing urban neighborhood.

GUIDELINE 3 - COMPATIBILITY

The proposal complies with the intent and applicable policies of Guideline 3, Compatibility. The proposal is compatible with the scale and site design of the surrounding neighborhood as it proposes 22 single family “21st Century Shotgun-style” residences, which are designed to blend into the style of the existing residences in the Paristown Pointe, Germantown,

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and Original Highlands Neighborhoods. The proposed lot sizes are similar to other single-family lot sizes along Vine Street and elsewhere in the surrounding neighborhoods. The proposal appropriately mitigates traffic and parking impacts on the surrounding area as each proposed single-family residence will have a detached 2-car garage accessible via a proposed private alley. The proposal also includes common open space in the center of the development that can be used for public, neighborhood-serving events such as farmer's markets. The subject property has easy access to nearby transit via TARC stops at Barrett Avenue. The applicant will also comply with all buffering, setback, and screening requirements as applicable.

GUIDELINE 4 - OPEN SPACE

GUIDELINE 5 - NATURAL AREAS AND SCENIC AND HISTORIC RESOURCES

The proposal complies with the intent and applicable policies of Guideline 4, Open Space, and Guideline 5, Natural Areas and Scenic and Historic Resources. Although no open space is required, the proposal includes common open space at the center of the property that can be used for public, neighborhood-serving events such as farmer's markets. No natural or historic resources are located on the site. Six of the proposed lots will also front on a pedestrian court that runs between Dupuy Court and the proposed open space.

GUIDELINE 6 - ECONOMIC GROWTH AND SUSTAINABILITY

The proposal complies with the intent and applicable policies of Guideline 6, Economic Growth and Sustainability. The proposal is to develop a lot that is currently used as a surface parking lot into 22 single-family residences with common open space. New housing and a new common open space will contribute to the continued economic growth and sustainability of the Paristown Pointe neighborhood.

GUIDELINE 7 - CIRCULATION

GUIDELINE 8 - TRANSPORTATION FACILITY DESIGN

GUIDELINE 9 - BICYCLE, PEDESTRIAN, AND TRANSIT

The proposal complies with the intent and applicable policies of Guideline 7, Circulation, and Guideline 8, Transportation Facility Design, and Guideline 9, Bicycle, Pedestrian, and Transit. The proposed lots will be accessible via a private alley that connects to Vine Street and Dupuy Court. Vine Street provides access to Broadway to the north and Breckinridge Street to the southeast, which connects to Barrett Avenue one block to the north. Breckinridge Street also contains bike lane striping, and the subject property will provide bike parking as appropriate. Transit options are available via TARC stops along Barrett Avenue. The proposal does not include any surface parking; each proposed single family home will have a detached 2-car garage. Existing sidewalks along Vine Street will be retained.

GUIDELINE 10 - FLOODING AND STORMWATER

GUIDELINE 11 - WATER QUALITY

The proposal should have very little impact, if any, on the surrounding waterways, complying with the intent and applicable policies of Guideline 10, Flooding and Stormwater, and

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Guideline 11, Water Quality. The proposal will result in a net gain in green space and a net reduction in impervious surfaces.

GUIDELINE 12 - AIR QUALITY

The proposal complies with the intent and applicable policies of Guideline 12, Air Quality. The proposal should not have adverse impacts on traffic or air quality due to its density. In addition, the proposal will result in a significant increase in tree canopy and green space on the subject property.

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