

JUSTIFICATION STATEMENT

Concord Equity Group LLC

6451 Ladd Avenue

Case No.

INTRODUCTION

Concord Equity Group LLC. (the "Applicant") proposes to re-zone the property located at 6451 Ladd Avenue from R-4 to EZ-1 Industrial for the proposed development of the site as warehouses. The subject property is a small parcel of land with access to the public section of Ladd Avenue. The property directly to the north of the proposal is already zoned EZ-1. The subject property will provide access, detention area and buffering for the parcel to the north that fronts on the private section of Ladd Avenue. 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 primarily in the Suburban Workplace Form District, which the Comprehensive Plan states is a form "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." A small portion extends into the Neighborhood Form District. Here, the proposal is consistent with the Suburban Workplace Form District as the proposed development seeks to develop a currently vacant lot into warehouses which are permitted use in both the current EZ-1 zoning and within the Suburban Workplace Form District, with other warehouses adjacent to the proposal.

The proposal is compatible with the scale and site design of the surrounding properties. The proposal is surrounded by similarly zoned properties, with EZ-1 and M-3 zoning adjacent to the subject property. The proposed development will provide buffering as required in the Land Development Code to prevent adverse impacts on adjacent properties. The proposal merely seeks to consolidate an adjacent, small parcel into a larger property already appropriately zoned for warehouse use.

MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via Ladd Avenue. Ladd Avenue is public to a point and appears to be public beyond that point but is not. The subject property is a small parcel adjacent to the public section of Ladd Avenue and will only act as a parcel for access

and detention. Ladd Avenue is adjacent to Lees Lane and Cane Run Road, a major thoroughfare for the neighborhood, necessary to serve the needs of the development.

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.

ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposed development will allow the improvement of an existing vacant lot to provide additional employment opportunities in area that has been targeted for rehabilitation, thus creating additional economic opportunities. The proposed development is an investment adjacent to freight routes which promotes efficient transportation of people, goods, and services.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed use of the property develops a vacant lot in area already designated as EZ-1, with the exception of one small section Zoned as R-4. The proposed development is consistent with uses in the area that surrounds it, and locates the development of an additional warehouse amongst similar uses. The development will incorporate appropriate landscape design and buffering as necessary in addition to the preservation of a portion of the pre-existing tree canopy.