

**Riverport Development, LLC**

**Justification Statement**

**for rezoning from R-4 and R-5 to R-7 and C-1**

**4650 Cane Run Road**

**June 15, 2015**

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**Introduction:**

The applicant, Riverport Development, LLC, proposes to rezone the subject property from R-4 and R-5 to R-7 and C-1. The proposed development will contain a Family Scholar House campus, senior apartments, family apartments, a Boys and Girls Club, and commercial space. The proposed rezoning includes changing the zoning along Cane Run Road to C-1 to allow neighborhood-serving commercial space and to R-7 for the remainder of the subject property. The property is surrounded by single-family residential on three sides and Cane Run Road on the fourth.

**Guideline 1-Community Form:**

The subject property is located in the Neighborhood Form District. The Neighborhood Form District encourages a variety of housing options, including multi-family and inclusive housing. The Form District also encourages commercial, though more often at the intersection of an arterial street and a collector. The proposed development complies with this Guideline as it contains housing for single-parent college students (Family Scholar House), families (family apartments) and seniors (senior apartments). The proposal includes commercial along Cane Run Road but at a size and location that is appropriate for the area. In addition to these uses, the proposed development will include a Boys and Girls Club and an academic services center, both of which will serve the residents in the proposed development and the broader community.

**Guideline 2-Centers:**

The proposed development complies with this Guideline and its applicable policies. The subject property is over 34 acres, a size that rivals many centers. The proposed development includes three different multi-family options, community facilities, open space and a small amount of commercial space. The project forms a campus or center unto itself, and commercial uses are appropriate in this circumstance. The proposed commercial is designed to be neighborhood-serving, and the applicant is marketing the proposal to neighborhood-serving

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users. The proposed development includes a park area, internal pedestrian connections and community serving uses in the Boys and Girls Club and academic services center.

**Guideline 3-Compatibility**

The proposed development complies with this Guideline and its applicable policies. The proposed buildings for which renderings are available are traditional in style and building materials. The buildings are also at least 70' from the nearest property line and, in most cases, much more. The applicant will provide screening and buffering to mitigate any incompatibility between the proposal and nearby residences. At the neighbor meeting, the applicant stated that it would work with adjacent landowners on buffer design. The proposed development has been designed to place the most intense uses along Cane Run Road, with residential properties behind and between the commercial and surrounding residential uses. The proposed development is also at a density that is appropriate on Cane Run Road, especially considering the size of the subject property and the amenities included in the project. The proposed development should have no impact on noise, odor or light pollution.

**Guidelines 4-Open Space and 5-Natural Areas and Scenic and Historic Resources**

The proposed development complies with these Guidelines and their applicable policies. The proposed design includes a 2.6 acre park area and other open space within both the family apartments and Family Scholar House site. There is also ample open space on the senior apartment site. There are no known natural features that impact the development of the project, nor are there any known historic resources.

**Guidelines 7-Circulation and 8-Transportation Facility Design**

The proposed development complies with these Guidelines and their applicable policies. The proposed development contains three entrances onto Cane Run Road, and a single emergency access to Trumpet Way. The proposal is designed as a self contained campus, with internal pedestrian connections and connections to the area sidewalk system. There is adequate parking and adequate room for transit circulation within the site. All of the individual sites will have pedestrian and vehicular access to the main internal access road, "Street A."

**Guideline 9-Bicycle, Pedestrian and Transit**

The proposed development complies with this Guideline and its applicable policies. The proposed development will provide bicycle parking per the LDC and contains an access network sufficient to allow for transit service.

**Guideline 10-Flooding and Stormwater**

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The proposed development complies with this Guideline and its applicable policies. The subject property will provide onsite detention sufficient to comply with all MSD standards and contains many, many acres of open space. The project should have no negative effect on adjacent landowners due to stormwater.

**Guideline 11-Water Quality**

The proposed development complies with this Guideline and its applicable policies. The proposed development contains several acres of open space, both within the various sections and within the 2.6 acre park. The proposed development will also contain detention basins sized to handle stormwater runoff from the new development and to serve, as required by MSD, as water quality measures.

**Guideline 12-Air Quality**

The proposed development complies with this Guideline as it should have no negative impact on air quality. The proposal is near transit and has contemplated transit in its design. The proposal is a mixed use development, which should encourage residents within and near the proposed development to walk to the commercial area of the project.

**Guideline 13-Landscape Character**

The proposed development complies with this Guideline as landscaping will be provided to meet or exceed the requirements of the LDC. The applicant is also proposing to retain or install tree canopy and interior landscape areas that exceed the requirements of the LDC.

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