

Justification Statement

The proposed zoning change is in compliance with Plan 2040 and is compatible with the Suburban Workplace form district as the proposal is for one singular large-scale use in comparison to the size of the subject property and adjacent properties along this portion of National Turnpike. It meets Community Form goals because the proposed commercial zoning change would not be expanding into residentially zoned areas, it abuts an existing minor arterial roadway, it is in a mixed use area, and it would be using an existing structure. The proposal also meets Housing goals as it would provide employment opportunities in the area.