

JUSTIFICATION STATEMENT

Garrett Ridge Multi-Family Phase 3

March 23, 2015 – Submittal

Prepared by Horvath Associates, Richard Veno, PLA

Introduction

The subject site is 13.040 acres fronting Garrett Road. The site is partially vacant with mature hardwoods and pine trees ranging from 8 to 42 inches in caliper.

This request is to change the existing "Medium Density Residential (6-12 DU/Acre)" land use classification to "Medium-High Density Residential (8-20 DU/Acre)". The requested MHD land use will allow the established residential development with the appropriate future land use designation. Justifications for the proposed change request which are as follows:

Criteria for Future Land Use Map Change Recommendations

A. *The proposed use is more compatible with surrounding uses and/or designated future land use patterns:*
Policy 2.1.2c. Suburban Tier Defined.

The request is consistent with both the Future Land Use Map and the surrounding uses. The uses to the north are designated as Office and Commercial. To the south, the uses are designated as Low-Medium Residential and Commercial at the intersection of Old Chapel Hill Road. The properties identified as Office and Commercial to the North are developed and the properties identified as MDR and Commercial to the South are developed.

The southern portion of the subject site is currently developed as residential with a Medium-High Density (16.526 Du/Ac) and is naturally buffered by a 100' stream buffer. This pattern would suggest that the proposed MHD use is consistent with the Land Use Plan and provides a better consistency of transition from the office and commercial development to the established portion of the site.

The requested MDR use will provide for multi-family development on what is otherwise a vacant tract of land.

B. *The subject site is of adequate shape and size to accommodate the proposed change:*

The subject site is of adequate shape and size to accommodate the proposed change. The proposed square footage of building area and associated parking will accommodate the requested zoning change.

Policy 2.1.2c. Suburban Tier Defined.

The subject site is of adequate shape and size to accommodate the proposed change. The proposed MDR can be designed with adequate open space and connectivity to the surrounding area.

C. *The proposed use would provide a better transition between less compatible uses than the adopted designation:*

Policy 2.3.4c. Transitions to Nonresidential Uses.

The requested MHD will provide a better transition between less compatible uses. This request will provide for a better transition between the established Office and Commercial to the established MHD on the subject site by providing a contiguous designation of MHD between the two with a similar medium-high density residential use.

Conclusion

The proposed request to change the land use classification from Medium Density Residential (6-12 DU/Acre) to Medium-High Density Residential (8-20 DU/Acre) follows the Future Land Use Plan and is consistent with adjacent use and growth patterns of the area. The proposed use change to Medium-High Density Residential, will match the established development of the surrounding area and allow growth patterns in this area to continue as identified while providing better transitions to established development.

Neighborhood Meeting Minutes

- 03/19/2015 - 6:30 pm meeting started
- Introduction of Horvath Associates, Tim Sivers & Richard Veno.
- Explanation of the properties and location.
- Explanation of the applications
- Explanation of Zoning Change:
 - Existing zoning is RS-20 and RS-M(D)
 - Requested zoning is RS-M(D) is Multi-Family with a development plan
 - Density will be proposed as a maximum 15 Du/Ac.
 - Total developable area is approximately 10.40 acres.
 - The proposed density requires FLUM change from Medium Residential to Medium-High Residential.
 - Explanation of the schedule of the rezoning and FLUM change processes, approximately 9-12 months.
 - The exhibit shown is the very similar to the Development plan that will be submitted to the city.
 - Explanation of the FLUM and requested change to Medium-High Density.
- Explanation of FLUM Change:
 - Request to change the Medium Density designation to Medium-High Density Residential.
 - Medium-High Density is 8-20 Du/Ac
- Explanation of Development Plan:
 - Access points, movements and their locations.
 - Bus shelter location that will be installed with the construction that is taking place currently.
- Explanation of Development Plan process and text vs graphic commitments.
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Question and Answer:

- Q: How many units total on all three parcels?
 - A: 96 existing, 32 under construction and 36 proposed totaling 164. With a maximum density of 15 Du/Ac the maximum number of units will be 180.
- Q: Will a sidewalk be installed?
 - A: Yes, after the development plan, a sidewalk will be designed as required by city ordinances. The sidewalk will be located with its back edge at the right-of-way of Garrett Road
- Q: What will the width of the road be?
 - A: Approximately 45'.
- Q: Will this be developed as a single project or will it match the adjacent parcels.
 - A: It will be developed will match with the other parcels within this development plan.
- Q: What is the layout of the site?
 - A: We will send out preliminary plans to everyone that has attended the meeting.
- The meeting was adjourned around 7:45 PM.