

JUSTIFICATION STATEMENT

The Crossings at South Park

The Marian Group

10511 W. Manslick Rd.

Case No. _____

INTRODUCTION

The Marian Group (the "Applicant") proposes to re-zone the property located at 10511 W. Manslick Rd. from R-4 to R-6 Residential Multi-Family and re-develop the site as an apartment community with a small commercial building along W. Manslick Road. A portion of the subject property is already zoned C-2 Commercial, and the entire site is located in the Village Form District, where a mix of uses are promoted. 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 in the Village Form District, which the Comprehensive Plan states is a form:

[C]haracterized by predominately residential uses where the pattern of development is distinguished by open space such as parks, greenways, and farmland protected by conservation easements. The Village Form should have a small-scale village center with a mixture of uses such as offices, shops, restaurants, services and a diversity of housing types that may be higher in density than the rest of the district. The village center may be arranged around a village green. Low-density residential uses interspersed with open space may be encouraged at the edge of the Village. Village Form should be designed to encourage pedestrian, bicycle and transit use.

Here, the proposal is consistent with the Village Form district as it proposes a mixed use development with a higher-density multi-family community with 192 total housing units very near to the commercial/village center located between New Cut Rd., Manslick Rd., and Fairdale Rd. The proposal is consistent with the pattern of development in the area, which features a variety of housing options, including other apartments available at the adjacent Austin Park Apartments.

The proposal is compatible with the scale and site design of the surrounding neighborhoods as it proposes multiple three-story multi-family buildings. The proposed buildings are consistent with the scale of development in the area, including existing commercial/village center

immediately between New Cut Rd., Manslick Rd., and Fairdale Rd. The development will utilize the necessary screening measures to mitigate any potential further impact on residents.

MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via W. Manslick Rd., which is a main road off of New Cut Rd. that has direct access to the Gene Snyder Freeway. The buildings will be connected by a single vehicle use and parking area. 262 parking spaces will be provided, well within the range of allowable off-street parking on the subject property. The proposed development will provide sidewalk access to enter the development and will also connect the multi-family buildings to the development's recreational and open spaces.

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. A diversity of housing options in the community will serve employers and employees alike. The subject property is near the existing commercial/village center immediately between New Cut Rd., Manslick Rd., and Fairdale Rd. and has nearby access to the Gene Snyder Freeway.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed development includes recreational open space, community garden space, pocket parks and walking trails. The proposed development will comply with the tree canopy sections of the LDC. The applicant will provide sidewalks to access and also connect the multi-family buildings to the development's recreational and open spaces.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element. The proposed development will add 192 housing units that will support a diversity of housing options in the area.