

Justification Statement

Tammi M. Hall

8319 3rd Street Road

INTRODUCTION

Tammi M. Hall (the “Applicant”) proposes to rezone the property at 8319 3rd Street Road from R-4 Single-Family Residential to OR Office-Residential to allow the use of the existing building as office space and multi-family residential units. The proposed development will include office space on the first floor, two multi-family units on the second floor, and associated parking. The subject property is bordered by two waterways on the south and west and by commercial uses across 3rd Street Road to the north. The proposed use of the property will maintain the required buffering on all property boundaries adjacent to the single family homes. The subject property is in the Neighborhood Form District.

COMMUNITY FORM

The proposed development complies with the intent and applicable Guidelines and Policies of the Community Form Plan Element. The Neighborhood Form District contemplates a variety of uses, including multi-family and office use. The subject property is located at the intersection of Arnoldtown Road and 3rd Street Road. This signalized intersection is at the end of the driveway that leads to the parking area associated with the subject site and is an appropriate location for office space and multi-family units. The proposed development will include the required buffers where it abuts single family uses.

MOBILITY

The proposed development complies with the intent and applicable Guidelines and Policies of the Mobility Plan Element. The subject property is located on 3rd Street Road, a primary collector road. The subject property is adjacent to a Circle K gas station and convenience store. The Mobility Plan Element encourages a mixture of compatible land uses that are easily accessible by bicycle, car, transit, and pedestrians.

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.

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ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposed development contains a parking area that can handle the parking required for office space and multi-family units. The proposed development will provide additional housing options and employment opportunities in the area.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed use of the subject property will preserve the current natural features located on the property.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element. A primary objective of the Housing Plan Element is to provide housing choice throughout our community. The proposed development will provide another housing choice in this area of the community with mostly single family homes.

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