

22ZONE0164

COMPLIANCE WITH COMPREHENSIVE PLAN

The proposed package of applications (zoning change, CUP, modified CUP, and RDDDP) comply with the Comprehensive Plan as follows:

Community Form – The subject property lies within the Suburban Marketplace form district and, as such, is within an existing commercial corridor of medium- to high-intensity of similar services targeting the neighboring residential users. The proposed mini-warehouse use is consistent with these services. The proposal accommodates transit users by being within 0.3 miles of a bus stop on Commerce Crossings Drive, bicyclists by incorporating a bike rack, and pedestrians by providing sidewalks and pedestrian access from Preston Crossings Blvd. The proposed plan incorporates connectivity with the adjacent parcel to the east to accommodate future development. Buildings have been designed to be compact, limiting the number of curb cuts, parking, and signage required for the combined projects, with uniform landscaping and other buffering throughout. The site is neither environmentally sensitive, nor does it have historic or archaeological significance.

Mobility -- Bicycle and pedestrian transit is encouraged with a bike rack and pedestrian connection to Preston Crossings Blvd. The site is located within the Suburban Marketplace corridor, with higher intensity uses near existing and future activity and employment centers to support an efficient transportation system. Curb cuts are limited and are direct to a single public right-of-way – Preston Crossing Blvd. Access to the proposed development is not through an area of significantly lower intensity which would be adversely affected by such access. The proposal will comply with all tree canopy, landscaping, and lighting requirements, as well as sidewalk and driveway access so as to lessen the impact of the development in accordance with the Complete Streets Design Manual. The proposed development is located within an emerging mixed-use center of Cooper Chapel Road and Preston Highway. Sidewalks along perimeter promote a walkable neighborhood.

Community Facilities – The proposal is not related to any community facilities, nor does it impede or impair public access to community facilities.

Economic Development – The proposed development will make use of previously underused residential property located within a thriving commercial corridor. The proposed development will employ several local staff members and is operated by local business owners. The economic value of nearby neighborhoods is preserved by providing needed storage services, while maintaining a respectable distance between operations and residences.

Livability – Tree canopy requirements will be respected, including preservation of approximately 66,700+/- existing tree canopy and protection of the existing floodplain surrounding Cooper Chapel Branch located onsite, and keeping development outside of the 100 year floodplain, as well as the 50' middle zone and 25' outer zone. The elimination of the deteriorated abandoned home previously located onsite increases livability of the local area by eliminating unregulated houseless encampments.

Housing – Providing storage services and employment opportunities to nearby residents enhances the connection of residential neighborhoods with the existing commercial corridor. Sidewalks and a pedestrian connection to Preston Crossing Blvd. enhance the walkability of the nearby residential neighborhood.