

## Opal at Main Rezoning Justification Statement

### **1. Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?**

- Yes and no. The proposed development does not align with the Comprehensive Plan, which designates this site as Commercial Center and Mixed Residential Community. These are intended to provide housing typologies such as duplexes and townhomes, as well multifamily and commercial uses. The proposed development consists of 62 townhome units and 2 single-family detached units to provide a cohesive transition with the existing neighborhood. While this does not align with the Comprehensive Plan, it provides a more logical transition of uses and density towards downtown. The lack of commercial in this proposal also means that it has significantly lower traffic impacts than it would have with commercial uses. Given the main concern of neighbors being traffic, this seems to be a way to alleviate those concerns.
- The proposed development also aligns with the Community Transportation Plan and Bikeway and Greenway Plans. No road extensions are planned through the site on the CTP. The project will dedicate/construct the planned bike lane improvements on W. Young Street, as well as the sidewalk improvements.

### **2. Does the application conflict with any provision of the LDO or the Town Code of Ordinances?**

- No, the proposed project does not conflict with the LDO or other town ordinances. The proposed development complies with the LDO and Code of Ordinances. The proposed zoning conditions will ensure that the development is of a higher quality, above and beyond that which would be required by following the LDO alone. These conditions include enhanced architectural requirements, minimum square footage; limitations of the number of residential units in a building, minimum unit sizes, and the provision of a mailbox.

### **3. Does the application correct any errors in the existing zoning present when it was adopted?**

- No, the project does not correct any existing zoning errors. However, the proposed development has offered zoning conditions that will enhance the quality of the development and ensure even greater compatibility with the surrounding community. Additionally, the proposed development will however help to further the goals of the Comprehensive Plan in establishing medium density residential uses in this area; the Future Land Use Map identified this part of town for Medium Density residential uses.

### **4. Does the rezoning allow uses compatible with existing and permitted uses on surrounding land/properties?**

- The proposed zoning is compatible with existing surrounding uses. The surrounding properties are a mix of single-family homes and small, neighborhood-scale commercial uses. The proposed zoning would allow for townhomes which would be compatible with the surrounding development and would help to create a logical transition in use intensity going from the single-family homes to the commercial uses.

- 5. Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations?**
- Yes. The proposed development would ensure efficient development related to street network safety, capacity, and public facilities. Bike lanes will be added along W. Young Street, as well sidewalks, which will provide a safer option for cyclists and pedestrians to travel by, thus protecting all road users. The proposed streets will comply with the safety standards required by the Town and NCDOT.
- 6. Would the application result in a logical and orderly development pattern?**
- The proposed development application would result in a logical and orderly development pattern. The townhomes proposed for this development would help to create a stronger transition of uses from the commercial uses along Main Street and Young Street, then the proposed townhomes, and ultimately the existing single-family homes in the area. The site is located near Main Street Park, which is located on the opposite side of Young Street from the parcels included in this proposal. The development will provide housing within close proximity to the public park. This transition is logical. Though this is a deviation from the Future Land Use Plan by not providing commercial on this site, the rear loaded townhomes will activate the street frontages on Young and Main Street. There will be a transition in density up from the surrounding single-family development as you move towards Young and Main Street, which will encourage walkability and a logical development pattern. This will also lead to reduced traffic impacts compared to what commercial development of this site would have.
- 7. Would the application result in adverse impacts on water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment?**
- No, the proposed development will provide buffers for the stream on-site in accordance with state and town buffer requirements. Additionally, tree preservation areas have been identified and will be set aside for conservation, protecting the natural environment and preserving a key habitat for wildlife. The tree save will help to preserve and protect air quality. Additionally, stormwater detention will be provided on-site to manage the stormwater flows that will be impacted as part of this development.
- 8. If a Conditional district providing proposed Conditions of Approval, do they address and mitigate the impacts reasonably expected to be generated by the development or use of the property, can they reasonably be implemented, and can they be enforced for the subject property, and will they result in no more significant impact on adjacent properties or the community at large than would be expected to occur by the permitted uses and the minimum development standards of the corresponding General zoning district.**
- Yes, the conditions proposed as part this rezoning are intended to be implementable and will result in a development that is compatible with the surrounding community-reducing negative impacts to neighbors and ensuring a high-quality residential community character. The proposed zoning conditions will ensure that the development is of a higher quality, above and beyond that which would be required by following the

LDO alone. These conditions include enhanced architectural and façade material requirements, limitations of the number of residential units in a building, minimum unit sizes, and the provision of a mailbox as well garage door design and interior standards and requirements for covered entryway.