

Statement Of Justification

05/27/2025

To Whom It May Concern:

We are writing to justify the rezoning submission for 625 Averette Road from R&PUD to RH under the LDO. We believe that the proposed zoning coupled with the conditions deliver a proper balance of residential homes having an overall density of 4.67du/acre well within a medium density range of 3-5du/acre. The neighboring developments have both attached and detached residential units and densities are consistent with and exceed our proposed density. We believe the proposed zoning and sketch plan are consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans and Adopted Town Policy Plans. To our knowledge the application doesn't conflict with any provision of the LDO or the Town Code of Ordinances. This application, we believe, does address a current issue with its R&PUD entitlements. Currently the site is zoned R&PUD with RM use and under its vested rights can only have development containing commercial elements consistent with SUP 07-05. Part of this parcel is in the watershed and as such no commercial development can occur. Commercial traffic and development would produce a far greater impact and level of traffic and congestion than our proposed concept. We believe that through rezoning to medium density under RH Zoning, consistent with earlier future use maps, we will bring desirable homes to the area. Under the current zoning the property is essentially rendered undevelopable and as such worthless due to SUP conditions. The parcel is in an easily accessible area and ensures efficient development within the Town including public facilities and other similar considerations. As such we believe that the proposed development would result in a logical and orderly development pattern. Our proposed design isn't anticipated to have any adverse effects on water, air, noise, stormwater, wildlife, vegetation, wetlands, and the natural functioning of the environment. The proposed conditions to zoning do not jeopardize any of the statements in this Justification Letter. We believe that the conditions provided deliver the needed flexibility given the uncertainty of engineering. This coupled with the flexibility to bring detached and attached residential homes to the community while keeping the density within medium density range.

Respectfully,
Azure Development LLC