

EXHIBIT A

Fowler Road 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?

The application is consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and other adopted Town policy plans that apply to the property. The Town's Future Land Use Map designates the property as Medium Residential, which is described as, "Predominantly single-family residential uses with portions of duplex, townhouse or multifamily residential. These are lots or tracts at a density range of three to five dwelling units per gross acre including the preserved open space areas along limited non-residential uses under planned unit development or form-based code provisions." The proposed zoning is consistent with the Residential Medium designation. Although the proposed zoning district is RH, the actual density proposed is approximately 2 units per acre. In addition, the project proposes only single family detached uses, which are the least dense residential type that is contemplated by the Residential Medium designation.

2. Is the application in conflict with any provision of the LDO or the Town Code of Ordinances?

The applicant is not aware of conflicts with any provision of the LDO or the Town Code of Ordinances.

3. Does the application correct any errors in the existing zoning present at the time it was adopted?

There are no known errors in the existing zoning that this application corrects.

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

Yes, the rezoning would allow uses that are compatible with existing and permitted uses on surrounding land/properties. The adjacent Woodlief project contains a combination of townhomes and single family detached homes. This project is consistent with the Woodlief development, but transitions downward in density with only single family detached homes.

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 application will ensure efficient development within the Town. The properties associated with this project will be annexed into the Town. A Traffic Impact Analysis will be performed to ensure that the project mitigates any impacts it has on traffic in the study area.

6. Would the application result in a logical and orderly development pattern?

Yes, the application results in a logical and orderly development pattern. The project will be developed in accordance with the Town's Ordinances and LDO. The adjacent Woodlief project

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contains a combination of townhomes and single family detached homes. This project is consistent with the Woodlief development, but transitions downward in density with only single family detached homes.

7. Would the application result in adverse impacts on water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment?

This application will not result in adverse impacts on water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment. As shown in the accompanying concept plan, the project protects environmentally sensitive areas. The project also proposes 33.9% open space, well beyond the required 15.1% open space. The property is also in the Buffalo Creek Watershed area, and will adhere to the regulations put forth to protect the watershed. Stormwater control measures will be reviewed and approved by Town staff in order to ensure that the watershed is well protected in this regard. Any other items of concern will be addressed during the application process.