

Project Narrative - Conditional Use

The subject property is a 31.88 +/- acre portion of an 83+/- acre assemblage of properties located north of Laurel Road and west of Twin Laurel Boulevard within the Laurel Road Neighborhood of the Comprehensive Plan. The properties have a Future Land Use designation of Mixed Use Corridor and are zoned Commercial General (CG).

Pursuant to Sec. 86-92(d)(2), the applicant proposes a Conditional Use to allow for a multi-family residential development of 360 residential units within the 31.88 +/- acre portion of the property. Access to the site will be from Laurel Road through the future commercial development within the 83+/- acre assemblage. The proposed multi-family development will incorporate a mix of multi-family housing types including cottages, duplexes, and townhouses with an amenity center and a mix of surface parking and garage parking.

The proposed Conditional Use for multi-family use will provide for a transition of uses between the future commercial development within the 83 acre +/- assemblage to the south and the adjacent single-family residential development to the north, and will allow for a mixed-use development consistent with the guidelines of Comprehensive Plan Strategy LU-LR 1.1.1. and, consistent with Strategy LU 1.2.11 and LU 1.2.13, is deemed to be compatible. Therefore, approval of the proposed Conditional Use is hereby requested.