

**Justification Statement
Rezoning & Comprehensive Plan Amendment**

The Legacy at Veterans Parkway

May 16, 2011

Request

REC Ministries, Inc. is requesting to rezone the subject property from GC (General Commercial) to RO (Residential Office) to allow the development of a 72-unit multi-family project. The Future Land Use of the property is Light Industrial and General Commercial. REC Ministries, Inc. is requesting the Comprehensive Plan be amended to Mixed Use a compatible land use for the proposed zoning of the project.

Site Characteristics & History

The property is owned by REC Ministries, Inc. Until 2009 REC Ministries, Inc. operated Beacon University a Christian liberal arts school. In 2010 they entered into an office lease agreement with Strayer University, who occupies the first two floors of the multi-story office building.

This project is proposing to subdivide a +/-5 acre portion of the 12.40 acre parcel and rezone the property to RO for the development of a 72-unit multi-family community.

Surrounding Uses

North: Weathers Brothers Transfer Co - Self Storage
Zoned: GC

South: REC Ministries – Professional Office (Strayer University)
Zoned: GC/LMI

East: Veterans Parkway - Plaza North (Across Veterans)
Zoned: NC

West: REC Ministries – Professional Office (Strayer University)
Zoned: GC

Justification of Request

The Comprehensive Plan says its objectives are to encourage and promote quality development and utilize existing infrastructure and City services. We believe this project meets these objectives.

While the property is zoned General Commercial, it is no longer a suitable zoning for the site as retailers are choosing to locate further north along Veterans Pkwy. or in or around existing retail centers like Bradley Park Crossing, The Landings or Columbus Park Crossing.

However, the subject property is a tremendous in-fill location for this multi-family project with convenient access to existing City services and utilities. Also, the property is

located in a central location with excellent access to major roadways and to the several of the premier shopping areas Plaza North, Bradley Park Crossing, The Landing and Columbus Park Crossing.

Some of the existing infrastructure and City services the project will benefit from are as follows:

- Britt David Park is very close to the project and residences can easily walk to the park (only a 7 minute walk)
- North Columbus Library Branch is 0.5 miles from the property. Great for community member and neighborhood to utilize.
- Located on Metra Bus Route, which includes an existing Metra Bus Stop and seating bench.
- Located in Allan Elementary, Arnold Middle and Jordan High School districts. Most new multifamily residential growth is further north putting strain on already crowded Northside Elementary, Veterans Memorial and Northside High School.
- There is an existing water main on Veterans Pkwy. and there is an existing onsite sanitary sewer the project may utilize.
- There is an existing water detention pond to be expanded and utilized as community feature for both the office park and the residences. A community walking path and recreation area.
- The proposed use is compatible with surrounding uses to provide a “live, work, play” environment. With adjacent restaurants (Los Amigos, Mellow Mushroom, etc.), shopping (North Lake Plaza, The Landings and Bradley Park Crossing), office, higher education (Strayer University) and residences.
- The project will increase Property Tax roll value of the property by \$5,000,000.

Based upon the above and the attached information, the Applicant respectfully request approval of this Rezoning and Comprehensive Plan Amendment.

Jack Hayes
Owner Agent
(706) 580-0614