

ELLIS FARM MANNING RD REZONING

3) Statement of the reasons for seeking such amendment and why the current zoning is incorrect:

The parcels which are the subject of this rezoning are in the Suburban Use District as defined by the City of Suffolk 2035 Comprehensive Plan and should be primarily composed of traditional residential subdivisions (p26). Applicable place types are the Traditional Neighborhood and the Suburban Neighborhood (p26). The proposed neighborhood will contribute to the need for varied housing types proximate to a major employment center and downtown Suffolk and will consist of single family detached homes. Suburban Neighborhoods by definition include public spaces such as parks, playgrounds, and schoolyards (pgs33, 60-62). RLM zoning fits within the Suburban Neighborhood place type (UDO A4 SEC 31-404). Shown in the conceptual plan, and defining of the Suburban Neighborhood place type, the lot configuration, streetscapes with public spaces, and consistent but flexible product type have all been taken into account to fit the vision for the future of Suffolk (pgs33, 60-62).

THEMES POLICIES & ACTIONS (p29)

Policy 2-1: Keep development focused in designated Growth Areas in the City.

- Action 2-1A: Ensure that the City's land use regulations support higher density/intensity development in focused Growth Areas.
- Action 2-1D: Consider amending the City's land use regulations to add guidelines for the review of exceptional development opportunities related to factors such as: the level of overall economic benefit to the City; adequacy of public facilities; compatibility with surrounding land uses; and advancement of the principles, values, and themes of the 2035 Comprehensive Plan.

Policy 2-2: Assure that development occurs in a predictable and orderly manner.

- Assess the City's zoning framework to identify locations where the City's current regulations do not reinforce the intent and spirit of the comprehensive plan, particularly for locations within the Growth Areas.

Policy 2-4: Promote compatibility in land use patterns.

- Action 2-4D: Consider allowing higher density residential development than that prescribed in the 2035 Comprehensive Plan in certain areas of the Suburban Use District where transportation corridors and infrastructure are already established and where the proposed use is compatible with adjacent uses and the established development pattern.

UDO ARTICLE 4 SEC. 31-403 RELATION OF ZONING DISTRICTS TO THE COMPREHENSIVE PLAN AND PURPOSE STATEMENTS

RLM (RESIDENTIAL LOW-MEDIUM DENSITY). {shortened} To provide areas for low-medium density, single-family residential uses{...}. Residential low-medium density provides a flexible minimum and maximum lot size in order to allow for market and design flexibility while preserving the neighborhood character{...}. ***RLM zoning is most appropriate for the Suburban Use District.*** Applicable Place Types***: Traditional Neighborhood Center, Traditional Neighborhood, Suburban Neighborhood, Corridor, and Special District.

***Note: Design elements of residential place types other than Suburban Neighborhood lend to higher density projects (shorter setbacks, alley loading single family detached products, and block site patterns; pgs44-65 "Place Types; Implementation Guidelines")

WHY THE CURRENT ZONING IS INCORRECT

Holland Road and its intersection with Manning Road are currently the subject of a 3.1 mile widening project on Route 58 / Holland Road Corridor, a previously funded project which will dramatically improve traffic flows in this transportation thoroughfare including signalization at

Manning Road . This project supports the primary City theme to keep rezonings within its specified focused growth area, encouraging predictable and orderly development in residential areas with an auto-orientation. Additionally, location of residential housing near attractive family centers such as the Downtown area, jobs at the intermodal commerce park, and schools further Suffolk's goals to limit by colocation of home, work and service areas. Almost three quarters of Suffolk's housing stock is in excess of 20 years old (p153). As the City has provided assistance in bringing business and jobs to the City, we are seeking to satisfy the parallel demand for housing this influx of taxpayers. In review of commercial and residential realty marketing and promotional materials, as well as discussing with those realtors, the major component missing in the immediate area that everyone is seeking are diverse housing options for clients. "{Suburban Neighborhoods} may abut Suburban Centers, other Neighborhoods, or farmland, and major thoroughfares often define their edges.(p60)" Given the immediately adjacent land use, this new neighborhood will be compatible with existing zoning, consistent with the City's focused growth theme and its policy of efficient land use.