

## **Introduction**

We are pleased to submit this updated narrative statement in support of our application for a zoning change to facilitate the redevelopment of the former Roanoke Christian Church site into a new residential community. Our project aims to enrich the neighborhood by offering modern housing options that cater to the evolving needs of the community and align with the City's long-term development goals.

## **Justification for the Proposed Zoning Change**

The requested zoning change will allow for the thoughtful redevelopment of an underutilized site into a vibrant residential area that enhances the neighborhood's overall character. The transition to residential zoning will address the growing demand for quality housing while replacing an outdated structure with a carefully planned development that aligns with the City's vision for responsible growth.

## **Addressing Prior Concerns**

In response to concerns expressed during the previous application review, we have refined our proposal to ensure alignment with the City Council's expectations:

- **No Downzoning:** We understand the Council's preference to avoid downzoning. As such, we are maintaining the current density while seeking variances related only to setbacks, not lot sizes.
- **Compliance with Zoning Standards:** The revised proposal ensures that the plat complies with SF20 zoning standards, addressing prior concerns where only one lot met the SF25 minimums.
- **Community Perception:** While a group of residents has expressed general opposition to downzoning, we have incorporated thoughtful design elements to elevate the project's quality. By delivering our absolute best product, we aim to set a positive example for redevelopment and ensure community support.

## **Compatibility with Surrounding Land Uses**

The proposed residential project is compatible with surrounding neighborhoods, which primarily feature single-family homes. The design and scale of the development have been carefully considered to integrate seamlessly into the existing character of the area. Variances requested for setbacks will allow us to achieve a cohesive layout without compromising the quality or aesthetics of the community.

## **Alignment with the City's Master Plan**

Our proposal remains consistent with the City's Master Plan by:

- Promoting sustainable growth through redevelopment of an underutilized site.
- Improving the housing stock to meet the city's evolving needs.
- Enhancing livability by providing walkable, family-oriented housing close to existing amenities like schools, parks, and commercial areas.

**Conclusion**

The proposed zoning change is crucial for transforming the former Roanoke Christian Church site into a vibrant residential community. This project represents an opportunity to enrich the neighborhood by providing high-quality housing, improving infrastructure, and revitalizing a key location. By addressing previous concerns and delivering a thoughtfully designed development, we aim to make a meaningful contribution to the City's growth and prosperity. We respectfully request the Planning and Zoning Commission and City Council's approval to move this project forward.