

CASE NUMBER C14-2020-0046

12182 JOLLYVILLE ROAD REZONING

GOOD EVENING ZONING AND PLATTING COMMISSIONERS. THIS IS DAVID SPATZ AND I AM THE MANAGER AND OWNER OF JOLLYVILLE DEVELOPMENT, LLC. I MADE THE APPLICATION TO REZONE THE ABOVE 0.79 ACRE PARCEL FROM SF-2 TO MF-3.

THIS SITE IS IDEAL FOR MEDIUM DENSITY MULTI-FAMILY ZONING AND DEVELOPMENT.

CONSIDER THESE FACTS:

1. THERE IS A COMMERCIAL USE (TELECO FEDERAL CREDIT UNION) DIRECTLY NORTH.
2. DIRECTLY WEST IS MOST OF THE WATER QUALITY FIELD FOR THE CREDIT UNION AND THAT WILL NOT BE CHANGED.
3. ACROSS THE STREET ARE ALL COMMERCIAL RETAIL AND SERVICE BUSINESSES. YES, RESIDENTS OF THE TO BE BUILT COMPLEX WILL BE ABLE TO WALK TO ALMOST EVERY SERVICE INCLUDING A GROCERY STORE AND PHARMACY.
4. THERE IS A DEVELOPMENT OF DUPLEX HOMES ZONED SF-2 DIRECTLY TO THE SOUTH.
5. THERE IS METROBUS SERVICE 0.2 MILES AWAY AT JOLLYVILLE, BARRINGTON AND RESEARCH.
6. THE DEVELOPER PLANS TO USE THE SMART ZONING ALLOWANCE. THIS WILL RESULT IN AT LEAST 5 AFFORDABLE UNITS. ADDITIONALLY, SINCE THE SITE IS COMPLETELY FLAT, THE DEVELOPER EXPECTS TO BE ABLE TO BUILD TWO ACCESSIBLE UNITS TOO.
7. THE SITE HAS SEVEN MATURE OAKS TREES THAT ARE 40 FEET TALL. IN ADDITION THERE ARE MORE MATURE OAK TREES BETWEEN THE JOLLYVILLE PROPERTY AND CHELSEA MANOR AND OTHER SURROUNDING STREETS.
8. A THREE-STORY APARTMENT BUILDING IS LIKELY 30-32 FEET TALL AND IN NO WAY LOOKS OVER SURROUNDING PROPERTIES.
9. THIS LOCATION HAS A WALK SCORE IN THE MID SEVENTIES. THAT MEANS THAT MOST ERRANDS CAN BE DONE BY WALKING AND THE LOCATION IS VERY WALKABLE.
10. THIS LOCATION HAS A BIKE SCORE IN THE EIGHTIES. THAT MEANS THAT THE LOCATION IS VERY BIKEABLE.
11. THE TRANSIT SCORE IS 40 AND VERY CONVENIENT FOR METROBUS. AS STATED EARLIER 0.2 MILES AWAY.
12. JOLLYVILLE ROAD HAS A TRAFFIC LANE IN EACH DIRECTION, A CENTER TURN LANE AND BIKE LANES IN EACH DIRECTION.
13. THERE IS A LIBRARY 1.1 MILE AWAY AND GREAT HILLS PARK IS 1.4 MILES AWAY

I REPEAT, THIS SITE IS IDEAL FOR MEDIUM DENSITY FOR MF-3 MULTI-FAMILY ZONING, CONSTRUCTION AND LIVING.

I ASK FOR YOUR SUPPORT AND APPROVAL. THANK YOU.