



330, 360, 390 Elkton Drive Zoning Map Amendment Land Use Statement

To whom it may concern,

We are seeking a Land Use Plan waiver for the proposed zone change detailed in the attached Project Statement based on the following criteria outlined in code section 7.5.514.B.3.a:

1. The land area under review is less than ten (10) acres and is planned to be developed in a single phase.
2. The land is contained in and subject to a previously approved Master or Concept Plan.
 - a. See approved Concept Plan AR CP 07-00806-A1MJ11.
3. The land is included in a Development Plan application.
 - a. See Development Plan under review number DEPN-23-0208.
4. The land area is part of an established surrounding development pattern.
 - a. There is an existing assisted living facility on Lot 2. This rezoning is consistent with the current land use for Lot 2. With its current use, Lot 2 should be zoned as MX-M. Additionally, properties to the north and south are zoned as MX-M, consistent with the proposed zoning.
5. The proposed zoning pattern for the land aligns with adjacent existing zoning or development.
 - a. Properties to the north and south are zoned as MX-M, consistent with proposed zoning.
6. Major infrastructure or urban services for the land including but not limited to access points and roadway systems, have already been established and are not proposed to be changed.

Sincerely,
Jacob Schlueb, E.I.
Terra Nova Engineering, Inc.
(719) 635-6422