

AMENDED



Letter of Intent
Parcel # 5039 220 and 5039 273
Rezoning Application

To construct a 2-story office building, the Applicant, PLG Partners, LLC., requests to rezone an approximately 3.3-acre property on the west side of North Road from BG (General Business District) to OP (Office Professional District).

As proposed, one driveway will be provided on North Road, expanding to the driveways of the adjacent businesses on Scenic Highway. Supplementary sidewalks will be provided along the driveways and throughout the site, connecting to the frontage of North Road. These improvements will provide necessary inter-parcel connectivity, granting pedestrians and motorists easy and safe access to North Road and Scenic Highway. The Applicant is proposing a distinct office building that will provide architectural diversity to the corridor. As shown on the elevations included in this rezoning application, the exterior materials for the building will include mostly brick and fiber cement, with metal canopies, and large windows to allow in abundant natural light to the interior.

The subject site is within the southern portion of the North Road Transitional Corridor character area. The character area, which comprises of many existing offices, encourages small infill offices, because of the proximity to the Towne Center and ability to transition from more intense commercial uses along Scenic Highway. As proposed, the office development will be consistent with the intent of the character area, providing an attractive and natural transition, within walking distance to Towne Center.

Supplementary to the rezoning request, the Applicant requests a variance from section 207-2.1.C.5 to reduce the buffer adjacent to North Road from 20 feet to 0 feet. The elimination of the 20-foot buffer is necessary to provide the essential pedestrian and vehicular site access from North Road. Additionally, the buffer reduction will allow for the office building to be set back closer to North Road, forming a more pedestrian-scale layout that is more consistent with the nearby Towne Center, and supports the needed transition from the residences across North Road and the intense commercial uses along Scenic Highway. In accordance with the zoning ordinance and submitted rezoning plan, there will be a 10-foot landscape strip along North Road for abundant screening.

Please see the attached proposed site plan and elevations. The Applicant appreciates the consideration for approval of this rezoning request and would be happy to address any questions or concerns.