

Justification for zone change

The applicant, Anderson Acquisitions, LLC, is requesting a zone change from the Agricultural Rural (A-R) zone the Economic Development (ED) zone for approximately 7.68 net acres located at 2050 Newtown Pike. Although this property has a Newtown Pike address, it has no frontage on Newtown Pike, it is adjacent to I-75.

This property was recently acquired by Anderson Acquisitions from Ward Builders, Inc. This parcel was a remnant parcel which was cut off from Winburn Subdivision by the construction of Interstate 75. It had remained in the same ownership for the last 45 years.

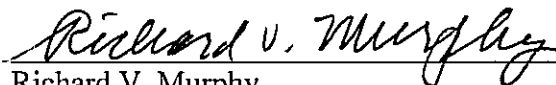
This property is surrounded on the west, north and east by property zoned E-D as part of the Kingston Hall development. On the south side, it is directly adjacent to Interstate 75/64.

Thus, it is completely compatible with surrounding uses.

In addition, it is in agreement with the Comprehensive Plan. This property is a part of Expansion Area 3, which was designated for the economic development designation in the Expansion Area Master Plan. In addition, it agrees with the 2013 Comprehensive Plan. The Economic Development Zone is a jobs creation zone, and it agrees with the goals and objectives of Theme C, Creating Jobs and Prosperity. Particularly, it agrees with Objective C.1.d. which calls for fostering the success and growth of large employment sectors, and protecting and providing readily available economic development land to meet the needs for jobs. It also meets the goals of Theme E, including upholding the Urban Services Area concept (Goal E.1.), encouraging the compact, contiguous and sustainable development within the Urban Service Area, as guided by market demand, to accommodate future growth needs (Objective E.1.b.), and maintaining current boundaries of the Urban Service Area (Goal E.3.). This property will provide the jobs infrastructure as called for in the text of the Comprehensive Plan (Page 72).

This property will be incorporated into the Providence Business Center, utilizing the infrastructure of Providence Business Center/Kingston Hall.

Thank you for your consideration of this zone change request.


Richard V. Murphy
Attorney for Applicant,
Anderson Acquisitions, LLC