

Staff:	Yes. However, the subject property has sufficient land area for a few more additional lots, but lacks sufficient street frontage.
(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.	
Applicant:	The proposed rezoning will not affect existing public facilities.
Staff:	No significant adverse impacts.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes, the proposed rezoning is in conformity with the policy and intent of the GLPC.
Staff:	Yes. The proposed zoning is an allowable zoning classification in the ER character area.
(6) Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.	
Applicant:	Adjacent property is R-15 and will be developed in coordination with the subject property.
Staff:	Although there has been a long-term trend along Eager Road for infill development on the prior-existing large residential lots, there have been no other residential developments in this vicinity that have been approved with quite this level of density – other than Langdale Place.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	The proposed development and rezoning is not located in a wetland area or floodplain, and will not negatively impact the natural environment.
Staff:	No adverse impact.
(8) Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public.	
Applicant:	No.
Staff:	Yes. The allowable density of the proposed rezoning could be considered a grant of special privilege.

Supplemental Regulations in the LDR Applicable to the Proposal

Section 218-13 Standards of Use & Development (W) Dwelling: Single-Family attached (Townhouses)

- (1) Minimum lot depth: 100 feet.
- (2) Minimum spacing between buildings: 15 feet.
- (3) Minimum building façade height: 18 feet.
- (4) Maximum building height: 3 stories.
- (5) Maximum building length, width, and depth: 200 feet.
- (6) Maximum building floor area (all floors): 10,000 square feet.
- (7) Minimum first floor building size (other than garages and unoccupied storage buildings): 2,000 square feet of heated floor area.
- (8) Maximum impervious surface: 65% of parcel.
- (9) No more than six or fewer than three continuous townhouses shall be connected in a row within the same building.
- (10) Garages must be accessed from an alley located behind the rear yard.
- (11) Exterior walls shall be constructed of brick, stone, stucco or siding. Exposed concrete block is not permitted.
- (12) Preliminary architectural building elevations of single-family attached dwellings shall be submitted prior to approval of rezoning or building permit.