



LAND USE STATEMENT 6711 Grady Niblo Rd

The Site

The request site is currently undeveloped.

Site Zoning

The site is located within the A(A) Agricultural District.

Surrounding Land Use and Zoning

The area of request is adjacent to SUP 2236 to the west, MF-1(A) zoning to the northwest, A(A) and PD 743 zoning to the east, and R-1/2 AC(A) and PD 701 zoning to the south. The site is generally surrounded by a private school to the west, undeveloped land to the north and east, and single family uses to the south.

The Request

~~The applicant seeks a to develop a medium density, low impact, single family **for rent-style** product. This is a newer style of development that helps bridge the gap between traditional apartment living and home ownership. Rentals, while much more affordable, force individuals to share their living spaces (walls and hallways) with others, yet do not typically offer a real sense of community even with the proximity of residents to one another.~~

~~Traditional homes provide a feeling of independence and warmth but are not within the realm of possibility for many people from a financial perspective. They also often provide even less social interaction and community bonds than rental living, as most residential communities do not lend themselves to being rich, interactive communities.~~

The proposed PD would be a blend of three lots sizes and corresponding homes sizes and would still set aside a large portion of the site as Open Space. At ten units per acre the density is more in line with a townhouse development but the proposed homes will not be attached.