

ZA 3791 Meritage Homes

Criterion: Used by FC Plng Dept to help evaluate ZA's - - - comments by ForsythCRG.org

1. Does this rezoning Proposal conform to policy and intent of the adopted FC Comprehensive plan?

- ◆ **Tract is in Comp. Plan's s designated Suburban Living Character Area: suggested zoning Districts RES 2, RES 3, and NS, - - - - not MPD**

2. Does this rezoning proposal permit a use that is suitable to the use and development of adjacent and nearby property?

- ◆ **No commercial nearby, MPD allows Meritage lot sizes to be smaller (70%) than average of adjoining/adjacent properties**

3. Does rezoning proposal adversely affect the existing use or usability of adjacent or nearby properties?

- ◆ **Postage size lots (6,949 sq ft) , much lower house price points, plus some attached housing adversely affects 1653 adjacent homes**

4. Will the rezoning proposal result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

- ◆ **Yes to streets & schools - - - approximately 10,000 more cars/day and impacts two overcrowded schools & will cause overcrowding in a third**

5. Are there existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

- ◆ **450 lots, 56,000sq ft commercial with 227 parking spaces on 141 acres is too high intensity next to the fragile environment of the Greenway watershed.**