

140 Troy Road - Special Exception Narrative

8.4. Special Exception Standards and Procedures

A duplex dwelling is subject to the Special Exception Review Criteria outlined in Section 8.4.B of the Zoning Regulations. We believe the proposed duplex dwelling meets the review criteria, namely:

1. The proposal is consistent with the goals and objectives of the Plan of Conservation and Development. The proposed house development will complement the existing neighborhood and be consistent with the adjacent existing development on Troy Road. It will serve as a transition between the adjacent industrial and residential zones.
2. The application has met the requirements of the zoning regulations. The proposed development meets the requirements of the GC zone in the zoning regulations.
3. The land is physically suited to the proposed use. The land is physically suited for a housing lot as depicted on the site plans.
4. Minimal, if any, adverse environmental impacts are created. No adverse environmental impacts are expected due to the development. No existing wetlands are on site.
5. No traffic or other hazards will be created. No adverse traffic impacts are expected as a result of this project. Increased traffic from this lot will be minimal.
6. The impacts on the capacity of the present and proposed utilities, street, drainage systems, sidewalks, and other elements of the infrastructure will be minimal. The impacts on utilities and other improvements will be minimal.
7. There will be minimal or no adverse effects on existing uses in the area. The proposed house lot will not adversely affect the adjacent existing houses. The proposed duplex will appear to be a single dwelling from Troy Road.
8. Surrounding property values will be conserved. Existing property values will not be adversely impacted as a result of the development.
9. The character of the neighborhood will be maintained or minimally disrupted. The character of the neighborhood will be minimally disrupted due to the proposed development.
10. The general welfare of the community will be served. The general welfare of the community will be served through the development of new housing for the community.
11. There is a balance between neighborhood acceptance and community needs. The proposed development will supply additional housing needed in the community, converting a former industrial property into a residential use.
12. Historic factors are adequately protected; or due consideration to preservation of historic factors has been demonstrated. There are no known historic factors in the development area.
13. The overall physical appearance of the proposed development is compatible with surrounding development and the Commission's goals for the neighborhood/corridor. The proposed development will be compatible with the surrounding neighborhood.

14. The architectural design is aesthetically pleasing and blends well into the surrounding area.
The proposed house will be aesthetically pleasing to complement the neighborhood.