

Exhibit 6

Rezoning Project Narrative

PROJECT NARRATIVE: ZONE CHANGE, CASE Z24-07

Peoria Residential, Northeast corner of 87th Avenue and Northern Avenue

Request: Rezone from Neighborhood Commercial (C-1) to Multi-Family (RM-1) for approximately 4.8 ac.

1. What type of development and uses are proposed by the rezoning request?

The rezoning request proposes a multi-family residential development on a 4.761-acre site. This development will consist of five two-story buildings, housing a total of 72 units—48 one-bedroom units and 24 two-bedroom units. This low-to-medium density residential community aims to provide housing primarily for young professionals, offering rental rates that are affordable relative to the average household income in Peoria. The site design emphasizes a walkable, bicycle-friendly community with convenient access to nearby parks, regional bicycle trails, and public transportation options. Planned amenities include a resort-style outdoor pool, shaded walkways, and landscaped open spaces, aligning with Peoria’s 2040 General Plan goals for active living and sustainable residential neighborhoods.
2. State how your proposal is consistent with the Land Use Plan and other goals, policies and objectives (list each goal, policy and objective and how they are met) of the Peoria General Plan.
 - a. **Land Use Compatibility and Transition (Land Use Plan)**

Goal: Promote compatible and efficient land use patterns.

Consistency: The proposal transitions the commercial and industrial uses on the eastern side of the property to the existing single-family residential neighborhood on the western side. By creating a compatible, residential transition, the development offers a balanced land use pattern that complements surrounding areas.
 - b. **Active Living and Walkability (2040 General Plan – Active Living and Connectivity)**

Policy: Encourage neighborhoods that support active living through pedestrian-friendly design.

Consistency: The development is designed with walkable streetscapes, shaded walkways, and connections to nearby bicycle trails. This active infrastructure encourages residents to walk or cycle, aligning with Peoria’s active living goals.
 - c. **Accessible Transportation (2040 General Plan – Transportation and Mobility)**

Objective: Develop sites that are accessible to public transportation and major routes.

Consistency: With proximity to SR101, Grand Avenue, and bus routes along 83rd Avenue, the development is strategically located for efficient vehicular access and public transportation options. These connections make it suitable for residents who prefer commuting options, reducing car dependency.
 - d. **Affordability and Healthy Housing (Healthy Housing Policy)**

Goal: Provide housing options that are affordable and promote a healthy lifestyle.

Consistency: The project’s rental rates are targeted at young professionals, with units priced at around \$1,500 per month. This pricing ensures affordability, consuming only about 22% of the average Peoria household income, and meets the “Healthy Housing” goal by providing cost-effective living options without compromising quality.

- e. **Sustainability and Environmental Responsibility (Sustainability Policy)**
 Policy: Incorporate sustainable design features in residential developments.
 Consistency: **The project emphasizes energy efficiency and incorporates ample trees and green spaces for natural shade, contributing to Peoria's environmental goals. The sustainable design also reduces urban heat and promotes outdoor enjoyment for residents.**

 - f. **Neighborhood Character and Aesthetic Quality (Community Design Objective)**
 Objective: Ensure new developments enhance neighborhood character and aesthetic quality.
 Consistency: **Architectural choices include varied roof forms, recessed balconies, and modern design elements that contribute positively to the neighborhood's visual appeal. Landscape and building proportions are carefully designed to create a cohesive, inviting aesthetic.**

 - g. **Recreation and Open Space (Parks and Recreation Goal)**
 Policy: Support access to parks and recreational amenities.
 Consistency: **The development offers onsite amenities like a resort-style pool and deck while benefiting from nearby parks, including Pioneer Community Park. This access supports recreation for residents, encouraging a lifestyle that embraces outdoor activities and aligns with Peoria's goals for recreational access.**

 - h. **Residential Density and Housing Diversity (Housing Plan Goal)**
 Objective: Encourage a diverse mix of housing types and densities.
 Consistency: **By providing low-to-medium density housing, the development introduces a new residential option in the area, increasing housing diversity in Peoria. This aligns with the city's plan to offer varied housing options that can meet a range of needs and preferences.**

 - i. **Economic Vitality (Economic Development Goal)**
 Goal: Support developments that enhance economic activity.
 Consistency: **By attracting young professionals to the area, the project bolsters Peoria's economic vitality. The location's proximity to commercial areas, including retail centers and entertainment venues, means new residents will contribute to the local economy, aligning with Peoria's economic growth goals.**

 - j. **Safe and Secure Communities (Public Safety Objective)**
 Policy: Design neighborhoods to promote safety and security.
 Consistency: **The proposal includes well-lit walkways, open spaces, and well-placed building entrances, creating a secure, safe environment. These design elements meet the objectives of Peoria's public safety policy by fostering a sense of security in the community.**
3. Discuss your proposal's compatibility with the surrounding land use and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions.
The proposed multi-family residential development on the 4.761-acre parcel at the northeast corner of 87th Avenue and Northern Avenue is compatible with the surrounding land use and zoning patterns.
 Here is a detailed analysis of the proposal's compatibility with the neighboring uses, zoning designations, and existing conditions.

a. Surrounding Zoning Designations and Land Uses

West of the Property

Zoning: R1-6 (Single-Family Residential)

Land Use: The Summersett Village subdivision, consisting of single-family homes ranging from approximately 1,250 to 1,400 square feet.

Condition: These homes are separated from the proposed development by an existing 6-foot masonry wall and a setback of approximately 170 feet from the new apartment homes. The additional landscaping and setback create a buffer that respects the character and privacy of the single-family residences.

East of the Property

Zoning: C-1 (Convenience Commercial)

Land Use: The adjacent uses include Brighton Charter Schools, which occupies a narrow 5-acre parcel, a StorAmerica self-storage facility, and a city-owned retention basin, followed by Harvest Church further to the east.

Condition: The proposal's multi-family zoning introduces a softer transition from the commercial and educational uses to residential, reducing potential conflicts with single-family homes and providing a more seamless residential environment.

West of the Property

Zoning: PAD + C-2 (Intermediate Commercial)

Land Use: The Peoria Crossing shopping center, located about a mile west, includes retail stores such as Target, Kohls, Michaels, and LA Fitness, among others.

Condition: The proposed residential use aligns with the commercial corridor along Northern Avenue, offering future residents nearby access to essential services and shopping facilities, enhancing livability without introducing heavy traffic or industrial impacts.

West of the Property

Zoning: RM-1 (Multi-family Residential) and C-2 (Intermediate Commercial)

Land Use: The Meadowood residential community, comprising one-story townhomes, lies immediately west, with additional commercial retail establishments further along Northern Avenue, including a Shell Minute Mart, Chase Bank, Discount Tire, and a Goodwill store.

Condition: The medium-density nature of the proposed development aligns well with the neighboring townhome community, preserving the residential character and supporting the mixed-use nature of this area.

b. Compatibility with Surrounding Land Uses and Zoning Patterns

The proposed multi-family development presents a thoughtful transition between the varied land uses surrounding the site:

Residential Transition:

The multi-family zoning introduces a compatible, medium-density buffer between the single-family homes to the west and the commercial/industrial uses to the east. This mitigates potential conflicts with the single-family homes while complementing the medium-density townhome community to the west.

Land Use Variety and Balanced Density:

The mix of housing types, including single-family, townhomes, and now apartments, supports housing diversity and balanced density in the area. This provides different housing options while aligning with Peoria's land use goals for varied residential types.

Accessibility and Convenience:

With nearby commercial, educational, and recreational facilities, the proposed development aligns with Peoria's goals for sustainable, connected communities. Residents will benefit from nearby retail and educational amenities, aligning with the existing urban fabric and contributing to neighborhood vitality.

c. Existing Conditions and Buffering Measures

The site plan's thoughtful buffering measures ensure compatibility:

Setbacks and Landscape Buffers:

The development's setbacks, enhanced landscaping, and separation from adjacent properties provide privacy and a visual buffer. These elements reduce the visual impact on nearby single-family homes and integrate seamlessly with the surrounding community's appearance.

Pedestrian Connectivity and Amenities:

The proposal includes pedestrian pathways and shaded walkways that connect to the existing bicycle infrastructure, enhancing neighborhood connectivity and supporting Peoria's active living initiatives.

Conclusion: The proposed multi-family development is designed to enhance the existing neighborhood, offering a compatible land use transition and supporting a harmonious blend of residential, commercial, and community uses. This balanced approach ensures that the new development fits within the neighborhood's established land use patterns and zoning designations while supporting Peoria's long-term goals for connected and sustainable communities.

4. Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.

The current zoning of the subject property, designated as C-1 (Convenience Commercial), is not the most appropriate use given the evolution of surrounding land uses, the community's needs, and changing market conditions. Here are key reasons that support the case for rezoning to a multi-family residential designation:

a. Transition to Predominantly Residential Land Use

Surrounding Residential Growth:

Since the original C-1 zoning was established in 1984, the area has transformed significantly, with substantial residential development now bordering the site. To the west lies the single-family Summersett Village subdivision, and to the west is the Meadowood townhome community. The area has seen an increased demand for housing options to support the residential character that has evolved around the site.

Incompatible Commercial Potential:

The existing C-1 zoning permits various commercial uses, including retail, hardware stores, and dry-cleaning facilities, which are less compatible with adjacent residential properties. Rezoning to multi-family will introduce a use more aligned with the surrounding homes, providing a softer, compatible transition to the residential neighborhoods.

b. Changes in Market Demand and Housing Needs

Demand for Housing:

The Peoria area has experienced increased demand for rental housing, particularly for young professionals and those seeking affordable options near employment hubs. By rezoning to multi-family, the project can meet this growing housing demand while offering a more compatible use that aligns with local and regional housing policies.

Economic and Market Shifts:

The commercial retail landscape has shifted in recent years, with less demand for smaller-scale commercial centers in favor of larger shopping and entertainment districts. Major commercial facilities, like Peoria Crossings and Tanger Outlets, are situated a mile or more away, concentrating commercial activity in those locations and reducing the need for additional smaller commercial spaces in this area.

c. Traffic and Accessibility Considerations

Traffic Reduction for Residential Use:

Commercial zoning would likely generate higher traffic volumes due to customer and delivery traffic, potentially creating congestion and noise for nearby residential areas. By transitioning to a residential use, the property will align better with the quieter residential character of the surrounding streets, particularly along 87th Avenue, which is primarily residential to the north.

Enhanced Connectivity and Access for Residents:

With convenient access to SR101, Grand Avenue, and nearby bicycle trails, a multi-family use would be well-served by the existing transportation infrastructure. This enhances the site's appeal for residential development while alleviating potential commercial traffic impacts.

d. Alignment with Peoria's Long-Term Vision and Planning Goals

Active Living and Walkability:

Peoria's 2040 General Plan emphasizes "active living" through walkable neighborhoods with access to parks, bicycle paths, and other recreational amenities. The site's proximity to Pioneer Community Park and nearby bicycle trails makes it more appropriate for residential use, which aligns with the city's focus on livable, sustainable neighborhoods rather than additional commercial space.

Affordable Housing and Community Balance:

The multi-family designation supports Peoria's goals for affordable and diverse housing options. With proposed rental rates that are accessible for the local workforce, this change addresses housing affordability and meets the needs of a broader range of residents, fostering a balanced community.

e. Compatibility with Existing Development Patterns and Land Use

Improved Land Use Transition:

Currently, the C-1 zoning allows for commercial uses that could lead to incompatible transitions with the surrounding residential areas. By shifting to a multi-family use, the project will serve as a buffer between higher-intensity commercial and industrial uses to the east and lower-density residential neighborhoods to the north and west, ensuring harmonious transitions and preserving the residential integrity of the area.

Support for Mixed Residential and Community Uses:

The nearby uses include single-family homes, townhomes, schools, parks, and religious institutions, which all point toward the appropriateness of a residential designation over commercial. The rezoning will enable a land use that blends seamlessly with the community-focused environment and contributes to a cohesive neighborhood.

Conclusion: Given these considerations, the current C-1 zoning no longer reflects the optimal use for this site. Rezoning to multi-family residential is more appropriate given the residential character of the surrounding area, current market demands, and the City of Peoria's vision for connected, sustainable, and vibrant communities.

- 5 Describe any proposed unique design considerations, beyond Zoning Ordinance requirements, which create compatibility between the proposed use and adjoining developments.

The proposed multi-family residential development incorporates several unique design considerations that go beyond basic zoning requirements, fostering compatibility with adjoining residential and community-focused developments. These elements enhance the project's integration with the surrounding area and add value to the neighborhood's character and livability.

- a. Enhanced Setbacks and Landscaping Buffers

Generous Setback Distances:

The project includes a setback of approximately 87 feet from the centerline of 87th Avenue, significantly more than standard requirements. This extended setback creates a natural buffer, enhancing privacy for nearby single-family homes in Summersett Village and reducing visual impact on the surrounding area.

Lush Landscaping and Mature Trees:

Landscape design emphasizes the use of mature trees, shade elements, and dense vegetation along property boundaries. This greenery acts as a visual and acoustic buffer, integrating the development harmoniously with adjacent properties and providing shaded, comfortable pedestrian pathways.

- b. Pedestrian-Friendly Design and Connectivity

Walkable Streetscapes:

The site plan includes shaded walkways, pedestrian pathways, and seating areas designed to encourage walking within the development and connectivity with nearby parks, trails, and community spaces. This pedestrian-friendly approach aligns with Peoria's active living objectives and fosters a welcoming neighborhood atmosphere.

Bicycle Access and Infrastructure:

Recognizing the nearby regional bicycle trail, the development provides direct bicycle access points and bike storage areas for residents. This consideration promotes alternative transportation and makes the property attractive to residents who prioritize active, sustainable lifestyles.

- c. Architectural Variety and Visual Appeal

Scalable Building Proportions and Roof Forms:

The design incorporates varied building proportions and gable roof forms to avoid monotonous or overly imposing structures. These elements create a more dynamic

Exhibit 6 - Rezoning Narrative

appearance that blends with the architectural style of nearby residential areas, providing visual interest and enhancing neighborhood character.

Sun Shading Features and Recessed Balconies:

Recessed balconies, shading fins, and strategically placed openings add both aesthetic and functional value, enhancing the building's energy efficiency while allowing natural light and airflow. These features are carefully placed to create privacy while still fostering a connection with the surrounding environment.

d. Thoughtful Parking Solutions and Reduced Visual Impact

Clustered Parking with Ample Shade:

Parking areas are designed in small clusters of four stalls or fewer, with shade trees and landscape elements between groups to soften the visual impact of parking spaces. This design contrasts with the typical large, open parking lots often seen in multi-family developments, aligning better with residential surroundings.

One-Car Garages and Tandem Parking:

Each residence includes a one-car garage and tandem parking, providing adequate parking without excessive surface space. The garages are integrated within the building form, partially covering tandem parking and creating a visually cohesive look.

e. Resort-Style Amenities and Open Space Integration

Outdoor Pool and Deck Area:

The development features a resort-style outdoor pool with an adjoining deck, surrounded by vegetation for privacy and shade. This amenity is intentionally placed to create a community gathering space that promotes relaxation and socialization without impacting neighboring properties.

Ample Open Spaces and Green Areas:

Open spaces between buildings, enhanced with landscaping and shaded seating, contribute to a community-oriented design. These areas provide gathering spots for residents and offer buffer zones that add to the compatibility with adjoining properties.

f. Materials and Color Scheme for Neighborhood Cohesion

Modern, Neutral Color Palette:

The selected materials and colors are carefully chosen to provide a rich, modern look that complements the area's residential character. Neutral colors and natural textures blend with the surrounding landscape, creating a subtle yet distinctive architectural presence.

Responsive Building Materials:

High-quality, durable building materials are used to ensure longevity and reduce maintenance needs. These materials support Peoria's sustainable development goals, contributing to a more stable and harmonious neighborhood appearance.

g. Noise Reduction and Privacy Measures

Acoustic Design Considerations:

Building orientation and landscaping help minimize noise transmission from the property to neighboring areas. The layout and thoughtful landscaping choices ensure that noise from parking areas, common areas, and resident activities is effectively mitigated.

Private Balconies and Patios:

By incorporating recessed balconies on upper floors and patios on the ground floor, the design offers privacy for residents while maintaining a visual connection with the surrounding environment. This approach balances the needs for resident privacy and neighborhood compatibility.

h. Environmentally Conscious Design Features

Sustainable Landscaping Choices:

Drought-resistant, native plant species are prioritized in the landscaping design, reducing water usage and supporting Peoria’s environmental initiatives. These choices create a low-maintenance yet lush landscape, consistent with sustainable design principles.

Energy-Efficient Lighting:

Outdoor lighting is designed with energy efficiency in mind, using fixtures that reduce light pollution and avoid disrupting adjacent residential areas. The lighting design focuses on resident safety while minimizing its impact on neighboring properties.

Conclusion: These unique design considerations not only meet but exceed zoning ordinance requirements, creating a development that is aesthetically pleasing, environmentally conscious, and seamlessly integrated with the surrounding residential and community spaces. This thoughtful design fosters compatibility with adjoining developments, enhancing neighborhood cohesion and resident quality of life.

6. Provide general site information and describe unusual physical features or characteristics of the site which present opportunities or constraints for development.

General Site Information:

The proposed development site is a 4.761-acre parcel located at the northeast corner of 87th Avenue and Northern Avenue in Peoria, Arizona. It is a long, narrow piece of undeveloped land bordered by various land uses, including residential neighborhoods to the north and west, commercial and industrial properties to the east, and shopping centers to the west and south. The property benefits from direct access to major transportation routes, with SR101 one mile west and Grand Avenue approximately two miles east.

Unusual Physical Features and Characteristics of the Site:

a. Long, Narrow Shape

Opportunity: The elongated shape of the property creates a unique opportunity for a linear residential community layout, with buildings positioned to maximize privacy and separation from adjacent properties. This shape supports a design that feels spacious and connected while providing a natural transition between surrounding commercial and residential zones.

Constraint: The narrowness of the parcel can make it challenging to accommodate traditional development patterns, such as large parking lots or extensive open spaces, which require width. This necessitates careful site planning to optimize space usage and meet required parking and amenity standards.

b. Proximity to Major Roadways

Opportunity: Being adjacent to Northern Avenue, a Limited Access Parkway, the site benefits from excellent access to Peoria’s commercial and employment hubs. This location is attractive to potential residents,

- especially young professionals, due to its connectivity and convenience for commuting.
- Constraint: The proximity to a busy roadway presents potential noise and traffic considerations for residents. This requires thoughtful placement of buildings, landscaping buffers, and noise mitigation strategies to create a comfortable living environment.
- c. **Existing 6-Foot Masonry Wall Along Existing Neighborhood to the West**
- Opportunity: The existing wall along the north boundary provides immediate privacy for the adjacent single-family homes and offers a natural buffer that can be integrated into the development's landscape plan. This buffer enables a smoother transition between the new apartments and neighboring residences, enhancing compatibility.
- Constraint: The wall limits direct access or connectivity with the neighboring residential area, making the development a more self-contained community. This layout can, however, be offset by emphasizing pedestrian pathways within the site that connect to nearby trails and amenities.
- d. **Dedicated Right-of-Way for Future 87th Avenue Widening**
- Opportunity: The planned dedication of 35 feet of right-of-way for the future widening of 87th Avenue provides a generous setback between the development and the adjacent properties. This setback contributes to noise reduction, enhances privacy, and provides an opportunity to incorporate green landscaping and pedestrian pathways along the frontage.
- Constraint: The right-of-way dedication reduces the buildable area, requiring efficient site planning to fit all necessary components, such as residential units, parking, and amenities, within the remaining footprint.
- e. **Proximity to Nearby Parks and Trails**
- Opportunity: The site is within a short distance of Pioneer Community Park and a regional bicycle trail, making it ideally situated for promoting active lifestyles and outdoor recreation. These nearby amenities enhance the property's appeal, aligning well with Peoria's General Plan emphasis on "active living."
- Constraint: With such prominent nearby public amenities, the development must be designed to facilitate access while maintaining sufficient onsite amenities to ensure residents feel their community is complete.
- f. **Existing Utility and Infrastructure Connections**
- Opportunity: The site benefits from nearby utility infrastructure, which simplifies connections and reduces initial development costs. Its location near established commercial and residential areas also ensures that utilities are accessible and compatible with multi-family residential requirements.
- Constraint: Certain areas within the site might require modification or reinforcement of existing infrastructure to support the proposed density and residential use, adding to initial development planning considerations.

Conclusion: These physical characteristics present both opportunities and challenges for the development. The long, narrow layout, proximity to major transportation routes, and existing privacy wall offer unique advantages, allowing for a design that maximizes connectivity and compatibility with surrounding land uses. However, the constraints posed by the site's shape, road adjacency, and right-of-way dedication require careful planning to optimize space, provide privacy, and create a cohesive, well-integrated residential community.

7. Other than the requested zoning approval, what other approval processes are required to accomplish the development proposal, i.e., variances, site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits, etc.?

To accomplish the development proposal for this multi-family residential project in Peoria, Arizona, several additional approval processes and permits may be required beyond the requested zoning change. These include:

- a. **Site Plan Approval**

Description: After rezoning approval, a detailed site plan must be submitted to the City of Peoria's planning department for review and approval. This process will involve the assessment of layout, landscaping, parking, building placement, and pedestrian connectivity to ensure compliance with local development standards and compatibility with surrounding areas.

Purpose: Site plan approval ensures that the project adheres to design guidelines, public safety requirements, and neighborhood compatibility.

- b. **Conditional Use Permit (if required)**

Description: If any aspect of the development includes uses or features that are not permitted by right in the final zoning designation, a Conditional Use Permit (CUP) might be necessary. Examples could include unique amenity structures, certain parking arrangements, or accessory uses not directly specified under multi-family zoning.

Purpose: A CUP allows for special uses or conditions that are compatible but require additional review to assess their impact on surrounding properties.

- c. **Variances (if applicable)**

Description: Should the development design require deviations from zoning ordinance standards—such as adjustments in building height, setbacks, or parking configurations—a variance application would need to be submitted to the city's Board of Adjustment.

Purpose: Variances provide flexibility in site development where strict compliance with zoning standards may pose a challenge, particularly given the site's narrow shape and unique layout requirements.

- d. **Subdivision Plat (if applicable)**

Description: If the site needs to be subdivided or reconfigured to accommodate the new layout, a subdivision plat would need to be submitted for review and approval. Although this is typically more common for larger developments, it may apply if adjustments to parcel boundaries or easements are necessary.

Purpose: The subdivision platting process ensures that new lot configurations meet municipal codes and are suitable for the proposed development.

- e. **Building Permits**
Description: Before construction begins, the project must secure building permits from the City of Peoria’s building department. This includes permits for grading, foundations, structural components, plumbing, electrical, mechanical systems, and landscaping.
Purpose: Building permits ensure that all construction activities meet local and state building codes, safety standards, and environmental regulations.

- f. **Landscape and Irrigation Plan Approval**
Description: As part of the site development, a detailed landscape and irrigation plan will likely need approval to ensure it meets Peoria’s water conservation requirements and landscaping standards.
Purpose: Landscape approval ensures that the project aligns with city standards for greenery, shading, and water-efficient landscaping, enhancing site aesthetics and environmental sustainability.

- g. **Comprehensive Master Plan Amendment (if required)**
Description: If the project is found to be inconsistent with Peoria’s Comprehensive Master Plan or if changes to the land use category are needed to accommodate the zoning request, a comprehensive plan amendment may be required.
Purpose: Master Plan amendments address larger-scale land use or density changes, ensuring that the project aligns with Peoria’s long-term vision for growth and development.

- h. **County and State Environmental Permits**
Description: Environmental permits may be required if the project impacts protected habitats, involves significant grading, or requires stormwater management under county or state environmental regulations.
Purpose: These permits ensure that the project complies with environmental protection standards, managing impacts on water quality, soil erosion, and local ecosystems.

- i. **Right-of-Way Dedication and Infrastructure Agreements**
Description: Due to the planned widening of 87th Avenue, a right-of-way dedication will be required. Additionally, agreements may be needed for any infrastructure improvements, including utility connections, roadway enhancements, and sidewalk extensions.
Purpose: These approvals ensure that public infrastructure meets city standards and supports both the development and surrounding community.

- j. **Public Safety and Fire Department Review**
Description: The fire department and public safety agencies may review the development for compliance with emergency access, hydrant placement, and fire safety measures.
Purpose: This review ensures the project has sufficient fire access, safety measures, and emergency response capabilities to protect residents and surrounding areas.

- k. **State or County Licensing for Certain Amenities (if applicable)**
Description: If the project includes certain amenities, such as a swimming pool or fitness center, it may require county health department permits or state licensing.
Purpose: Licensing for amenities ensures that all facilities meet health and safety codes, protecting residents and visitors.

Conclusion: By following these processes, the development will align with local, county, and state regulations, creating a well-integrated and compliant project that contributes positively to the community.

Zoning Map:

Parcel Numbers:
142-33-006X

Existing Zoning: C-1 (Convenience Commercial)
Proposed Zoning: RM-1 (Multi-Family Residential)

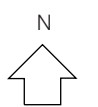


Exhibit 6 - Rezoning Narrative