

The following is a summary of the findings of our analysis.

Land Use

Land use in the area, generally referred to as the Eastside area, has predominantly been single family residential development on 12,000-20,000 square foot lots. Devenger Place, Foxcroft, Coach Hills, Sugar Creek are but a few examples of the many subdivisions developed in this area over the past ten years. However, in recent years, a greater mixture in land use has occurred. This mixing of differentiated but compatible land use has provided a more balanced community. For example, the location of key shopping centers has reduced the amount of travel for residents to meet daily shopping needs. In light of ever-increasing energy costs, this has offered substantial savings to local residents.

More specifically, the land use in the immediate area of the proposed development is a mixture of single family residential uses, schools, and accessible shopping, major employers, and recreational facilities. To the north of the subject property along Devenger Road is Foxcroft, Merrifield, Devenger Place and Mountainbrooke. Within walking distance is Pelham Road Elementary School. To the east within a radius of two miles from the subject lies Haywood Mall, Vaughns at East North Street and the Daniel and J. E. Serrine office parks.

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