

[Date]

[Client Name]

[Client Address]

[City, State, Zip Code]

RE: Rezoning Feasibility Assessment - High Density Residential (HDR)

Property Address: [Subject Property Address]

Parcel Number: [APN/Parcel ID]

Dear [Client Name],

Pursuant to your request, we have completed a preliminary feasibility assessment regarding the rezoning of the above-referenced property from [Current Zoning] to [Proposed High Density Zoning District]. Our findings are summarized below:

1. Site Overview

The subject property consists of approximately [Number] acres. It is currently utilized for [Current Use]. The surrounding land uses include [North/South/East/West Land Uses].

2. Future Land Use Map (FLUM) Consistency

The municipal Comprehensive Plan currently designates this area as [Designation]. To proceed with high-density residential development, a [Consistency Statement: e.g., Comprehensive Plan Amendment may/will be required].

3. Density and Yield Analysis

Under the proposed [Zoning Code] classification, the maximum allowable density is [Units per Acre]. Preliminary analysis suggests a potential yield of [Total Number] units, subject to setbacks, open space requirements, and stormwater management needs.

4. Infrastructure and Utility Capacity

- **Water/Sewer:** [Availability status and capacity notes]
- **Transportation:** [Note on access points and potential traffic impact study requirements]
- **Stormwater:** [Note on site drainage requirements]

5. Regulatory Hurdles and Risk Factors

Potential challenges to the rezoning include:

- [Challenge 1: e.g., Neighborhood opposition]
- [Challenge 2: e.g., Environmental constraints/Wetlands]
- [Challenge 3: e.g., Height limitations]

6. Recommendation and Next Steps

Based on current market conditions and local planning policy, the probability of a successful rezoning is considered [High/Moderate/Low]. We recommend proceeding with the following steps:

1. Pre-application meeting with City/County Planning Staff.
2. Engagement of a civil engineer for a formal site plan.
3. Community outreach and stakeholder engagement.

Please contact us if you wish to proceed with a formal application.

Sincerely,

[Your Name/Signature]

[Title]

[Company Name]