

Supplementary Information – Bancroft Chapel Road Rezoning Request

Principal uses permitted in the PD District are as follows:

Single-family detached dwellings; Small group residential projects; Two-family dwellings; Multifamily dwellings; Dormitories, sorority or fraternity houses, boarding houses or lodging houses; Group residential projects.

Special exceptions uses are permitted only with the approval of the BZA and are allowed in the PD district as follows:

Cemeteries and other burial grounds, Day care nurseries, Country clubs and golf course, Churches and other places of worship, Schools and colleges for academic instruction, On-site subdivision sales offices while sales are underway.

Standards of Review:

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed Planned Development is suitable given the surrounding development pattern, which includes residential zoning within both the city and county. The PD zone allows for a coordinated and thoughtfully designed development that can provide appropriate transitions, buffering, and compatibility with adjacent residential uses.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed PD zoning is expected to reduce potential land use conflicts when compared to the existing M-1 classification. Planned Development standards allow for site-specific controls related to layout, density, buffering, and access, which will help protect the usability and character of nearby residential properties.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** While the property may have reasonable economic use under the existing M-1 zoning, that classification is less compatible with the surrounding residential development pattern. The proposed PD zoning provides a reasonable and economically viable alternative that better reflects current conditions and allows for development that is more appropriate in this location.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed PD rezoning is consistent with land use policies that promote compatibility, appropriate land use transitions, and protection of established residential neighborhoods. The PD district allows site-specific standards tailored to the surrounding residential context. Notably, the proposed Future Placetype Map designates the area as Suburban Living, which supports predominantly single-family residential development, and the proposal aligns with this long-term vision.

Proposed use: Residential Development

The Future Placetype Map recommends suburban living.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** Yes. The presence of established residential zoning and development in both the city and county surrounding the site represents a changed condition that supports approval of the proposed rezoning. Transitioning the property from an industrial zoning district to a Planned Development will better align the site with its surroundings and promote orderly growth and development.