

Supplementary Information – Kendrick Creek Road Rezoning Request

Principal uses permitted in the R-3 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 are permitted only with the approval of the BZA and are allowed in the R-3 district as follows:

Nursing homes, rest homes, rehabilitation centers, hospitals, religious and charitable institutions, community centers (such as YMCA, etc.), day care nurseries, communication facilities.

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. Although the surrounding area is primarily single-family residential, the property's adjacency to the interstate creates a unique setting where multifamily residential development is appropriate. The R-3 district provides a compatible residential transition and serves as a buffer between the interstate, commercial development and nearby homes.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed R-3 district remains residential in nature. With appropriate buffering, landscaping, and site design, the development is not expected to adversely impact neighboring properties.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The property can be developed under the existing R-1C zoning. However, the proposed R-3 district is better suited to the site's location adjacent to the interstate and allows for more efficient use of the property.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** While the request differs from the recommended Future Land Use Placetype, the property's unique location adjacent to the interstate supports a higher-density residential use that provides an appropriate transition and buffer.

Proposed use: Multi-family 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 property's direct adjacency to the interstate is a

unique condition that supports multifamily residential development. The proposed R-3 district provides a more appropriate land use while serving as a buffer between the interstate and surrounding single-family neighborhoods.