

## **Supplementary Information – Fort Henry Drive Rezoning Request**

### **Principal uses permitted in the B-3, Highway Oriented Business District are as follows:**

Retail sales, restaurants, offices, hotels, financial institutions, vehicle sales and repair, equipment and building supply services, breweries and wineries, personal and business services, storage facilities, and research and development; Institutional and community uses such as clubs, cultural institutions, community centers, day care centers, public facilities, parking structures, and human care institutions are also allowed; Recreational and entertainment uses include theaters, golf courses, campgrounds, RV parks, and commercial recreation facilities; Government uses, religious assembly, schools, communication facilities, adult-oriented establishments, and residential units located on the second floor or higher

### **Special exceptions uses are permitted only with the approval of the BZA and are allowed in the B-3 district as follows:**

Automobile storage; automobile impoundment yards, Lumberyards.

### **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 rezoning to B-3 is suitable given the property's location along a busy highway and its existing commercial structure. The request aligns with surrounding commercial and higher-intensity roadway-oriented uses and is consistent with the Retail/Commercial designation on the 2030 Land Use Map.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed B-3 zoning is not expected to adversely affect adjacent properties. Continued or renewed commercial use of an existing vacant commercial building is consistent with the established roadway corridor and surrounding development patterns.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. While the property has some limited economic use under the current R-1B zoning, the existing vacant commercial building is not consistent with that classification. Rezoning to B-3 would restore a more appropriate and economically viable use consistent with its developed commercial character and highway frontage.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The proposed B-3 rezoning is consistent with the 2030 Land Use Map designation of Retail/Commercial. The request supports the intent of concentrating higher-intensity, highway-oriented commercial uses along major transportation corridors.

**Proposed use:** commercial business

**The 2030 Land Use Map recommends** Retail/Commercial

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 frontage on a major highway, its existing vacant commercial building, and surrounding commercial development patterns support the appropriateness of the B-3 district.