

Supplementary Information – Fort Henry Drive 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. The proposed R-3 Low-Density Apartment District would permit duplex residential development that is compatible with surrounding residential and commercial uses. The request represents a moderate residential density that can serve as a transition between existing development patterns in the area.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed duplex development is residential in nature and is not expected to adversely impact adjacent or nearby properties. The rezoning would allow a lower-intensity use than commercial development that could otherwise occur under the 2030 Land Use Map recommendation.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The property has reasonable economic use under the existing R-1B zoning classification; however, the proposed R-3 district would allow a modest increase in residential density and provide additional housing opportunities on the site.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed R-3 rezoning represents a lower-intensity residential use that may function as an appropriate transitional use while supporting infill residential development.

Proposed use: duplex

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 surrounding mix of land uses and the opportunity to provide additional residential housing through duplex development support consideration of the rezoning request.