

Supplementary Information – Revere Street Rezoning Request

Principal uses. Principal uses permitted in the B-2E, Central Business Edge District are as follows:

Establishments retailing goods and merchandise such as food, groceries, clothing, hardware, toiletries, furniture and furnishings, gasoline, meals, vehicles, boats, trailers, jewelry, appliances and similar items; Financial offices; Residential, except single-family detached dwellings; Establishments for the sale or provision of personal appearance or care, finance, clothing and goods repair, offices, printing, parking, entertainment, recreation, hotels, motels, educational institutions, food and drink, brewpubs, craft breweries, distilleries, wineries, museums; On-premises and off-premises alcoholic beverage sales; Climate-controlled indoor storage, provided that said facilities are only permitted to occupy existing buildings; Municipal and other government uses.

Special exceptions are permitted only with the approval of the BZA and are allowed in the B-2E district as follows:

Communication facilities and facilities with drive-throughs

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 B-2E permits uses that are substantially similar to those allowed in the existing B-2. The primary distinction is that B-2E allows indoor storage within existing buildings. Given the property's downtown context and surrounding commercial development pattern, the proposed district supports uses that are consistent with adjacent and nearby properties.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. Because B-2 and B-2E allow largely the same range of commercial uses, the rezoning does not introduce more intensive or incompatible land uses. Allowing indoor storage within existing buildings does not significantly alter the character or intensity of development and is not expected to adversely affect surrounding properties.
- 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 B-2 zoning. However, the proposed B-2E classification provides additional flexibility by permitting indoor storage within existing structures, which may enhance the property's usability while maintaining compatibility with the surrounding downtown area.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The Future Placetype Map designates the area as Downtown, which supports retail, commercial, residential, office, civic, hospitality, and entertainment uses. The

proposed B-2E district is consistent with these uses and aligns with the intent of supporting active, mixed-use downtown development.

Proposed use: Indoor Storage

The Future Placetype Map recommends downtown.

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 continued evolution of downtown commercial areas and the adaptive reuse of existing structures support additional flexibility in permitted uses.