

Supplementary Information – S. John B. Dennis Hwy 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 B-3 zoning is suitable given the surrounding highway-oriented commercial development. The property is currently split-zoned BC and B-3, and rezoning the entire site supports a new commercial business consistent with the established development pattern.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The new commercial business is compatible with surrounding commercial uses and is not expected to negatively impact nearby properties.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. While the property has reasonable use under BC zoning, rezoning the entire site to B-3 allows for a more practical and economically viable new commercial business that aligns with surrounding development.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The 2030 Future Land Use Plan designates the property for retail/commercial use. The proposed B-3 zoning aligns with this designation and supports the Plan's intent to focus commercial development along major transportation corridors.

Proposed use: Commercial Business

The Future Placetype Map recommends regional activity center.

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 split zoning and adjacency to existing city B-3 commercial development support rezoning the entire site to B-3, allowing for a new commercial business consistent with the area's established development pattern.