

Supplementary Information – Fairview Avenue Rezoning Request

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

Ambulance services; animal hospitals; antennas; antique shops; artist studios; automobile sales and services; automobile service stations; bakeries, retail and wholesale; boat sales; brewpubs; building materials and services; business services and supplies; catering services; climate controlled indoor storage facilities; convenience stores; craft breweries; distilleries; eating and drinking establishments; equipment sales, service and rentals; financial institutions; fitness centers; food and beverage sales; funeral and internment services; hotels and motels; laboratories; maintenance and repair services; major and minor motor vehicle repair; manufactured and mobile home sales; off-premises and on-premises alcohol sales; plant nurseries; offices; open air uses; pawn shops; personal improvement services; printing and publishing; recreation vehicle sales; research and development; residential use on the 2nd floor or higher floor of a building; restaurants; retail sales; shopping centers; wineries; Clubs and lodges; cultural institutions; community centers; institutions for human care; day care centers; parking lots and structures; public facilities; meeting centers, Commercial recreation and entertainment; park and recreation facilities; public and private campgrounds; RV parks; golf courses; theaters and auditoriums, Government uses; religious assembly; schools, public, private, trade, Communication facilities; Adult oriented establishments.

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?** The proposed rezoning from R-1C Residential to B-3 Highway Oriented Business does not appear to be suitable for this location. The surrounding area is primarily developed with single-family residences, and the intensity of uses permitted in the B-3 district could create compatibility challenges with nearby homes. Lower-intensity transitional districts, such as P-1 Professional Office or low-density multifamily, may provide a more appropriate transition while maintaining compatibility with adjacent residential development.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The proposed rezoning from R-1C Residential to B-3 Highway Oriented Business could impact the use and enjoyment of adjacent and nearby properties. The surrounding area is predominantly developed with single-family homes, and the higher intensity of uses permitted within the B-3 district may introduce increased traffic, noise, and activity levels.

- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The property has a reasonable economic use under its current R-1C zoning. While it could also support economic use if rezoned, the city's highest-intensity commercial district is not appropriate for this location. More suitable options would be P-1 Professional Office or low-density multifamily zoning.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed rezoning from R-1C Residential to B-3 Highway Oriented Business is not in conformity with the adopted land use plan. The plan identifies this area as appropriate for single family residential use, reflecting the established single-family neighborhood character. Allowing highway-oriented commercial development would conflict with the plan's goals of protecting and reinforcing existing residential areas.

Proposed use: commercial business

The Future Land Use Plan Map recommends single-family.

- 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?** There are no changed conditions that justify rezoning the property from R-1C Residential to B-3 Highway Oriented Business. The area remains a stable single-family neighborhood with no new development trends to support highway-oriented uses. These conditions support disapproval of the request. If rezoning is considered, a lower-intensity district such as P-1 Professional Office or low-density multifamily would provide a more suitable transition.