

Supplementary Information – Fordtown Road Rezoning Request

Principal uses permitted in the M-1R district are as follows:

Fabrication, assembly, processing, and packaging of products made from a wide range of prepared materials (e.g., metals, plastics, glass, textiles, wood products, rubber, paper, leather); Production of consumer and industrial goods such as food and bakery items, candies, pharmaceuticals, cosmetics, appliances, electronics, instruments, furniture, toys, footwear, soaps, detergents, and similar finished products; Auto parts rebuilding, bottling plants, warehouses and wholesaling, storage and distribution yards, lumberyards, cabinet and furniture shops, laboratories, metalworking and welding shops, utilities and service yards, terminals, and related industrial operations; Breweries, wineries, distilleries, craft beverage production, religious assembly uses, and communication facilities.

Special exceptions are permitted only with the approval of the BZA and are allowed in the M-1R district as follows:

Public utilities and public service uses and structures; Indoor recreational facilities such as tennis courts, racquet ball courts, gymnasiums, offices, etc.

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 M-1R Light Manufacturing District permits uses that are generally compatible with the surrounding B-3 Highway Oriented Business zoning. The area is characterized by commercial and service-oriented uses, and the M-1R district allows light manufacturing and warehousing activities that are consistent with the existing development pattern.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. Rezoning the property from R-3 to M-1R should not adversely affect nearby properties. The surrounding area is largely commercial in nature, and the proposed zoning would align the parcel more closely with surrounding business and industrial uses, reducing potential land-use conflicts.
- 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-3 zoning; however, the proposed M-1R classification would allow uses that are more consistent with the surrounding commercial and industrial development pattern and may provide greater flexibility for economic development.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed M-1R rezoning is consistent with the Future Place Type Map

designation of Manufacturing & Warehousing. Rezoning the property to M-1R would support the long-term land use vision for the area by allowing uses that align with the recommended place type.

Proposed use: Manufacturing & Warehousing

The Future Placetype Map recommends Manufacturing & Warehousing

- 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 presence of nearby M-1R zoning and surrounding B-3 commercial districts supports the request, as the proposed rezoning would create a more consistent zoning pattern within the area. Additionally, the Future Place Type Map's recommendation for Manufacturing & Warehousing further supports the appropriateness of the M-1R designation for the property.