

Supplementary Information – Memorial Boulevard Rezoning Request

Principal uses permitted in the PD 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 uses are permitted only with the approval of the BZA and are allowed in the PD district as follows:

Cemeteries and other burial grounds, Day care nurseries, Country clubs and golf course, Churches and other places of worship, Schools and colleges for academic instruction, On-site subdivision sales offices while sales are underway.

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 Planned Development zoning permits a residential use that is compatible with the surrounding development, which includes established residential zoning in both the city and county.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed PD zoning is not expected to adversely affect adjacent or nearby properties. In fact, the rezoning will reduce the potential for land use conflicts compared to the existing B-3 classification. The PD district allows site-specific development standards related to density, layout, access, open space, and buffering, ensuring that the development is designed to protect the character, privacy, and usability of surrounding residential properties, including those located within the county.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** While the property may have reasonable economic use under the existing B-3 zoning, that zoning classification is less appropriate given the site's proximity to established residential development and its split-zoned condition. The proposed PD zoning provides a reasonable and economically viable alternative that better reflects existing conditions, allows for cohesive development of the site as a single zoning district, and supports a residential use that is more compatible with the surrounding area.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed PD rezoning is consistent with land use policies that promote compatibility, appropriate land use transitions, and protection of established residential neighborhoods. The PD district allows site-specific standards tailored to the surrounding residential context. Notably, the proposed Future Placetype Map designates the area as

Compact Neighborhood, which support a variety of housing types, including small-lot single-family detached homes, patio homes, townhomes, and duplexes,

Proposed use: Residential Development

The Future Placetype Map recommends compact neighborhood.

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. Several conditions support approval of the proposed rezoning. The site is currently split-zoned, and rezoning to PD will eliminate zoning inconsistencies and allow the property to be developed in a unified and orderly manner. Rezoning the property to a Planned Development district will better align the site with its surroundings and promote compatible, well-designed development.