

Supplementary Information – Eastern Star Rezoning Request

Principal uses permitted in the R-3 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 are permitted only with the approval of the BZA and are allowed in the R-3 district as follows:

Nursing homes, rest homes, rehabilitation centers, hospitals, religious and charitable institutions, community centers (such as YMCA, etc.), day care nurseries, communication facilities.

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 R-3 Low-Density Apartment District permits a use that is suitable given the surrounding commercial development pattern. A R-3 zone is compatible with the area and would function as a lower-intensity use that provides a transition from more intensive districts.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. Rezoning from M-1R to R-3 reduces the potential for land-use conflicts by shifting the property from a manufacturing district to a lower-intensity use. The proposed single-family home is less intensive than uses permitted under the current zoning and should not negatively impact nearby commercial 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 M-1R zoning; however, the proposed R-3 classification provides a transition in land-use intensity.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed R-3 rezoning does not conform to the Future Placetype Map designation of Manufacturing & Warehousing; however, the request represents a reduction in intensity and can serve as an appropriate transitional use between more intensive areas while supporting infill development.

Proposed use: single-family home

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 an existing single-family home on the property and the opportunity to create a lower-intensity transition from nearby commercial uses support rezoning the site from M-1R to R-3.