

Supplementary Information – Morison Avenue Rezoning Request

Principal uses. Principal uses permitted in the P-1, Professional Offices District are as follows:

Offices for business, professional, governmental, civic, insurance or other groups; Credit agencies, brokers, travel agencies, computer or data processing centers, real estate offices, finance, photography studios, law offices.

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

Offices of veterinarians, animal hospitals; Hospitals, rest or convalescent homes; Group homes; Communication facilities; Golf courses; Medical or dental offices

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 P-1 zoning is appropriate as the property abuts existing P-1 districts to the north and east, making it a logical extension of professional office uses and a suitable transition from nearby residential areas.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. P-1 uses are low-intensity and are not expected to negatively impact nearby properties. The adjacent P-1 zoning further supports compatibility.
- 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 R-1B, the proposed P-1 zoning represents an appropriate and viable use given surrounding conditions.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The request supports land use policies that encourage appropriate transitions between residential and non-residential uses, with P-1 serving as a buffer district.

Proposed use: Professional Office

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. The adjacent P-1 zoning establishes a clear precedent and supports a logical, consistent zoning pattern.