

Supplementary Information – Gibson Mill Road 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 duplex dwellings, which are compatible with the surrounding residential development pattern. While the area may be primarily single-family (R-1B), duplexes are similar in scale and form and represent a modest increase in density.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed rezoning introduces only one duplex (two total units), which is a low-intensity residential use. Compared to the existing R-1B district, the increase in density is incremental and not expected to create adverse impacts.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** Yes. The properties have reasonable economic use under the existing R-1B zoning, which permits single-family residential development. However, the proposed R-3 classification allows for a slightly higher density that can better utilize the land while remaining consistent with the surrounding neighborhood character.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The proposed rezoning is consistent with the Future Land Use Map designation of Compact Neighborhood. This placetype encourages a mix of housing options, including duplexes, at a neighborhood scale. The request supports the intent of providing diverse and attainable housing while promoting efficient land use patterns.

Proposed use: Duplex

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 designation of the area as a Compact Neighborhood supports increased residential density and a mix of housing types. Additionally, the availability of infrastructure and the opportunity to introduce “missing middle” housing—such as duplexes—provide supporting grounds for approval.