

**JUSTIFICATION STATEMENT**

**MCRE Management Services, LLC**

**998 Goss Avenue**

**Case No. 19ZONE1021**

**INTRODUCTION**

MCRE Management Services, LLC (the “Applicant”) proposes to change the zoning on the property located at 998 Goss Avenue from R-6 Multi-Family Residential to C-1 Commercial to allow for the renovation of, and addition to, the existing structure for a mixed commercial/residential use. For the reasons set out below, the proposed change in zoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan.

**COMMUNITY FORM**

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is located in the Traditional Neighborhood Form District, which the Comprehensive Plan states is a form

[C]haracterized by predominantly residential uses . . . [t]here is usually a significant range of housing opportunities, including multi-family dwellings. Traditional neighborhoods . . . may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services. . . . Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings in stable neighborhoods (if the building design is consistent with the predominant building design in those neighborhoods), (b) in the case of new developments or redevelopments using traditional building scales and site layouts, (c) the preservation of the existing or establishing a new grid pattern of streets and alleys, and (d) preservation of or creation of new public open spaces.

Here, the proposal is consistent with the Traditional Neighborhood Form District as it will incorporate both multi-family residential dwellings and a small (800 sq. ft.) commercial/retail use. The proposal will also partially preserve the existing residence on the site, and the new two-story construction will be consistent with the scale and site layout of the neighborhood. The existing grid pattern of streets and alleys will not be disturbed.

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The proposal is also consistent with the pattern of development in the surrounding Schnitzelburg and Germantown neighborhoods, which feature a mixture of single-family, multi-family, and neighborhood-serving commercial uses. The former Hauck's Handy Store is across George Hauck Way/Hoertz Ave. from the subject property, restaurants The Post and Eiderdown are within one block on Goss Avenue, and law offices are located across Goss Avenue. The proposal is compatible with the scale and site design of the neighborhoods as it proposes 4 dwelling units, and a single 800-square foot retail space, which is consistent with the pattern of mixed commercial/residential use in the area.

**MOBILITY**

The proposal complies with the intent and applicable policies of the Mobility Plan Element. The subject property is and will remain fully integrated into the urban grid of the Schnitzelburg and Germantown neighborhoods. The proposal will not disturb the existing grid of streets and alleys at the intersection of Goss Avenue and George Hauck Way/Hoertz Ave. Parking for the property will be accessed via the existing alley off of George Hauck Way/Hoertz Ave. The property fronts Goss Avenue, which connects to major arterials Poplar Level Road and Eastern Parkway. The proposal will not disturb the existing sidewalk network along Goss Avenue or George Hauck Way/Hoertz Ave. Public transit is easily available via TARC stops along Goss Avenue.

**COMMUNITY FACILITIES**

The proposal complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is and will remain well served by the existing community facilities in the Schnitzelburg and Germantown neighborhoods. The subject property is adequately served by all utilities, including water and sewer.

**ECONOMIC DEVELOPMENT**

The proposal complies with the intent and applicable policies of the Economic Development Plan Element. The proposal allow for the renovation of, and addition to, an existing one to one-and-a-half story home into a two-story mixed commercial/residential structure. The proposal will create three new dwelling units, for a total of four total dwelling units, and will also create a new 800 square foot commercial/retail space. The scale and site layout of the property will be consistent with the neighborhood while contributing to the development of the Goss Avenue corridor and the Schnitzelburg and Germantown neighborhoods.

**LIVABILITY**

The proposal complies with the intent and applicable policies of the Livability Plan Element. The proposal will not disturb the existing sidewalk network along Goss Avenue or George Hauck Way/Hoertz Ave. Public transit is easily available via TARC stops along Goss Avenue. The proposal will comply with the tree canopy sections of the LDC and will retain a

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small green space next to the rear parking area. The proposal will not have any material adverse impact on any natural features.

**HOUSING**

The proposal complies with the intent and applicable policies of the Housing Plan Element. The proposal expands and ensures a diverse range of housing choices in the Schnitzelburg and Germantown neighborhoods as it will create four apartment-style dwelling units. The proposal will also facilitate the development of a connected mixed-use neighborhood as it will add a mixed residential/commercial use to the neighborhood in a location that is fully integrated into the existing urban grid. Finally, the proposal will create affordable and livable apartment-style housing options in the place of the existing single-family use.

**CONCLUSION**

For the reasons set forth above, the proposed change in zoning on the property located at 998 Goss Avenue from R-6 Multi-Family Residential to C-1 Commercial complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan. The proposal complies with the Community Form element because it is consistent with the Traditional Neighborhood Form District as it will contain both multi-family residential dwellings and a small neighborhood-serving commercial/retail use, while partially preserving the existing structure. The proposal fits perfectly within the pattern of development of the surrounding Schnitzelburg and Germantown neighborhoods. The proposal also complies with the Mobility, Community Facilities, and Livability elements as it will not disturb the existing urban grid along Goss Avenue into which the property is fully integrated. Finally, the proposal complies with the Economic Development and Housing elements as it will create new housing options and a new commercial/retail space.

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