

JUSTIFICATION STATEMENT

Alexa Properties, LLC

1749 Frankfort Avenue

Case No. 18ZONE1038

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JUN 11 2018

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INTRODUCTION

Alexa Properties, LLC (“Alexa”) proposes to re-zone the property located at 1749 Frankfort Avenue from R5-B Two Family Residential to C-1 Commercial for the potential reuse of the existing building as a small retail establishment or office. The proposal includes making the property accessible for those with handicaps and very limited exterior alterations, which will be submitted through the Certificate of Appropriateness process and using guidelines for the Clifton neighborhood. For the reasons set out below, the proposed rezoning complies with the Cornerstone 2020 Comprehensive Plan.

GUIDELINE 1 - COMMUNITY FORM

The subject property is located in the Traditional Marketplace Corridor along south Frankfort Avenue in the Clifton neighborhood. Within the Traditional Marketplace Corridor, “the pattern of development is distinguished by a mixture of low to medium intensity uses” and should, generally, respect the existing street design and architecture. The subject property contains an existing residential structure that is adjacent to the recently-renovated Hilltop Theater building and is one of three houses left on this block of Frankfort Avenue. The proposal is to reuse the existing structure and to continue the historically sensitive reuse of structures on Frankfort Avenue in Clifton.

GUIDELINE 2 - CENTERS

The proposed redevelopment complies with the intent and applicable policies of Guideline 2. The subject property is in an existing activity center and the property is surrounded by residences used as office and multi-family, the Hilltop Theater building (office and restaurant), and residences to the north and east. Reusing the subject property as a small retail establishment or office should not have any negative impact on any of the surrounding uses, especially considering that modifications to the building will be minor. The applicant will work with adjacent owners on landscaping to make sure that impacts from new off-street parking spaces are minimal.

GUIDELINE 3 - COMPATIBILITY

The proposed redevelopment complies with the intent and applicable policies of Guideline 3. The proposed reuse of the existing building should not adversely affect surrounding property owners with regard to any increase in traffic or lighting. In addition, the applicant is

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proposing to screen the new parking area from surrounding properties so that there will be no visual impact on the residential areas to the north and east. The applicant is also proposing minimal changes to the building and understands that any such changes will require a Certificate of Appropriateness.

GUIDELINE 4 - OPEN SPACE

GUIDELINE 5 - NATURAL AREAS AND SCENIC AND HISTORIC RESOURCES

The proposed redevelopment complies with the intent and applicable policies of Guideline 4 and Guideline 5. The subject property is an already developed site that contains no natural areas but does contain a contributing structure to the Clifton neighborhood. The applicant will seek a Certificate of Appropriateness for any changes made to the building.

GUIDELINE 7 - CIRCULATION

GUIDELINE 8 - TRANSPORTATION FACILITY DESIGN

The proposed redevelopment complies with the intent and applicable policies of Guideline 7 - Circulation and Guideline 8 - Transportation Facility Design. Reusing the property as an office or small retail use will blend seamlessly into the surrounding neighborhood and further enhance Clifton's walkability. The applicant is providing the required amount of parking.

GUIDELINE 9 - BICYCLE PEDESTRIAN AND TRANSIT

The proposed redevelopment complies with the intent and applicable policies of Guideline 9 because it is located in an activity center near along Frankfort Avenue and is near many other shops, restaurants and offices, all of which blend in with the Clifton neighborhood. TARC service is available on Frankfort Avenue, and the overall Clifton neighborhood is very walkable. The applicant will provide bike parking as required by the LDC.

GUIDELINE 10 - FLOODING AND STORMWATER

GUIDELINE 11 - WATER QUALITY

The proposed redevelopment should have very little impact, if any, on the surrounding waterways, complying with the intent and applicable policies of Guideline 10 - Flooding and Stormwater and Guideline 11 - Water Quality.

GUIDELINE 12 - AIR QUALITY

The proposed redevelopment complies with the intent of Guideline 12 and with its policies. The proposal should have no negative impact on traffic or air quality based largely on its location. The subject property is surrounded by other business and residential uses in the highly-walkable Clifton neighborhood. In addition, due to its small size, the proposed redevelopment should generate very little new traffic.

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