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**Justification Statement**  
**18ZONE1036**

**Introduction**

The Schoenhoff project would change the existing zoning from M-2 to EZ-1. This would give the current and future owners greater flexibility to use the property as a commercial space on the first floor and multi-family residential on the second floor, as it has been used for years.

**Community Form**

This proposal renovates an existing building, proposes no additions, and introduces neighborhood-appropriate uses to this Traditional Neighborhood area.

**Centers**

The proposed zoning district makes more appropriate use of the corner lot, which in this neighborhood is typically commercial on the ground floor and apartments above. These low-intensity commercial uses are more appropriate than the uses of the existing M-2 zoning. Existing buildings will be repurposed, and parking and loading/unloading will be accessed through the alley.

**Compatibility**

This proposal to include EZ-1 uses does allow M-3 uses, which would not be appropriate to this neighborhood. However, the property is likely too small for an M-3 to be feasible in this location, and the client has pursued a binding element to restrict all M-3 uses and several undesirable M-2 uses. The corner building is not likely to be able to be torn down, further restricting the size of the lot and the likelihood that an M-3 use would be proposed. Ultimately, the positive effect of the ability to use both C-2 and appropriate M-2 uses for this corner lot in a Traditional Neighborhood outweighs the likelihood that M-3 uses would ever be proposed. The traffic impact of this proposal will not

adversely affect the area. There will be some more deliveries, but those will occur in the alley, where the impact is minimized, and the requirements for parking are low and easily accommodated through on-site and street parking. The existing buffer between this property and the adjacent OR2 property is sufficient for the existing uses.

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### **Natural Areas and Scenic and Historic Resources**

The proposal preserves a building built in the late 19<sup>th</sup> century, which is compatible and contributes positively to the scale and architectural detail of the neighborhood.

### **Economic Growth and Sustainability**

This property reinvests in a TN form district close to downtown, and will provide another workplace and/or service to the neighborhood.

### **Circulation**

This site is accessible by multiple means of transportation, and it is located in close proximity to a variety of uses and services. It provides enough car and bike parking through on-site and street parking to accommodate the proposed uses.

### **Infrastructure**

Utilities are existing.

Open Space, Transportation Facility Design, Bicycle Pedestrian and Transit, Flooding and Stormwater, Air Quality, and Landscape Character are all either not applicable or have been addressed.