

# LAND USE STATEMENT

*1800 Henderson Avenue, Henderson Ave. and Lewis Street*

## **The Site**

The request site is currently developed with a vacant grocery store and parking lot.

## **Site Zoning**

The site is zoned Subdistrict 5 within Planned Development District No. 462, the Henderson Special Purpose District.

## **Surrounding Land Use and Zoning**

The areas to northwest and northeast of the site across Lewis Street and Summit Avenue are zoned an MF-2(A) District and are developed with a scattering of residential uses. The area to the southeast is zoned PD # 462 Subdistrict 5, and is developed with an office use and parking. The area to the southwest across Henderson Avenue is zoned CR and is developed with a public school.

## **The Request**

The request would create a new Subdistrict 5A which would allow the same uses as currently allowed but would modify the development standards for the property. The site currently can be developed with a retail/restaurant use with a maximum FAR of 0.75:1, along with a residential use with a maximum density of 30 units per acre. The Subdistrict allows a maximum height of 54 feet. The proposed change would increase the maximum residential density to 85 units per acre along with the FAR to 2:1. The increases would be tied to a minimum of residential uses in order to encourage residential or mixed use development. The setbacks would be reduced in order to make the development more urban in nature. The overall allowed height would not be increased.

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