

24-ZONE-0133

Justification Statement for Rezoning to C-1 at 1325 Texas Avenue

Alignment with Plan 2040 (CHASE Principles)

1. Connected:

The proposed rezoning to C-1 will enhance the connectivity of the neighborhood by providing a local commercial space that encourages walkability and fosters community interaction. The development will be designed to support pedestrian traffic by incorporating features such as a clearly defined storefront, attractive exterior appearance, and bike parking. Additionally, the location's proximity to residential properties makes it ideal for a neighborhood-friendly business that serves local needs, reducing the reliance on vehicular transportation.

2. Healthy:

By creating a welcoming space for neighborhood residents to gather, dine, and enjoy services, the development will promote social interaction and community health. The proposed design includes potential low-density outdoor seating areas (to maintain limitation of noise disturbances) and green elements, contributing to a more inviting environment. Any food service-related business will emphasize fresh, locally-sourced ingredients, aligning with wellness values. Further, the site layout will include thoughtful landscaping to provide visual appeal and environmental benefits with an emphasis on preserving and protecting the privacy and comfort of adjacent neighbors.

3. Authentic:

The rezoning and development plan prioritize maintaining the unique character of the Germantown neighborhood. The building design will incorporate architectural elements and materials that reflect the historical and cultural essence of the area, ensuring that the commercial use seamlessly integrates into the surrounding residential fabric. The intent is to support small, locally-owned businesses that align with the neighborhood's authentic, independent spirit.

4. Sustainable:

Sustainability is a core consideration in the proposed development. The project will aim to implement energy-efficient building practices, such as LED lighting, high-efficiency HVAC systems, water-conserving fixtures, and prospectively integrating solar powered energy systems. Additionally, the design will support alternative transportation options by providing bike racks and prioritizing pedestrian-friendly access. The development will also seek to minimize its environmental footprint by using sustainable materials and incorporating native, low-maintenance plants in the landscaping.

5. Equitable:

The proposed commercial use will create an inclusive and accessible space that benefits all members of the community. The development will comply with ADA standards to ensure that the business is accessible to individuals with disabilities. By offering services and products that

meet the daily needs of residents, the business will provide convenient, local access for individuals and families. Furthermore, the project's focus on fostering local economic activity will contribute to neighborhood-level economic resilience.

Compatibility with the Neighborhood Form District

Design Compatibility:

The proposed development will respect the design guidelines of the Neighborhood Form District, maintaining a balance between modern functionality and the historical context of the surrounding community. The building's height, setbacks, and overall footprint will align with the established pattern of the neighborhood, ensuring that it does not overpower nearby residential structures. The use of materials, along with window and facade design will reflect surrounding forms and will reinforce architectural continuity.

Land Use Compatibility:

The C-1 zoning designation supports neighborhood-scale commercial use that coexists harmoniously with residential areas. The development will include small-scale commercial activity designed to meet local needs, ensuring that it integrates seamlessly into the neighborhood's existing mixed-use character. This zoning designation prohibits heavy industrial or large-scale commercial uses, preserving the residential atmosphere while offering additional convenience and amenities to residents.

Community Integration:

The project will foster a sense of belonging and cohesion by providing a space that serves as a community hub. The development will fill a commercial gap in the neighborhood and complement existing nearby businesses by providing access to quick, convenient lunch options. To mitigate any potential impacts, the plan includes thoughtful features such as a landscaped buffer to separate commercial activity from adjacent residences, strategic placement of exterior lighting to prevent light pollution, and advanced noise-dampening elements to minimize disturbance. Business operating hours will be set to align with community expectations, further reinforcing compatibility with residential life.

Transportation and Access:

The development will prioritize pedestrian and bike-friendly access and adhere to zoning guidelines. This approach will be designed to reduce traffic congestion and supports the city's goals for sustainable, multimodal transportation. Additionally, the layout will be designed to ensure safe and efficient ingress and egress for vehicles, bicycles, and pedestrians in particular.

By adhering to the design, land use, and community integration goals outlined for the Neighborhood Form District, this project demonstrates a strong commitment to maintaining and enhancing the character of the Germantown neighborhood. The proposed rezoning to C-1 supports the growth of a vibrant, connected, and community-centered area while respecting the existing urban form and improving the overall quality of life for residents.