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CHANGE IN ZONING JUSTIFICATION - R6 TO C2
111 N WENZEL STREET

March 16, 2023

The subject site is surrounded by the development known as Butcher Block which is owned and operated by Andy Blieden and contains businesses such as Big Nita's Cheesecakes, Core Realty and Cultured. As you know, he has been quite successful in preserving the Butchertown neighborhood's historic building stock while helping to incubate local small businesses. He intends to continue these efforts with this property. With regard to the specific justification, this application conforms to the guidelines of Plan 2040 as follows:

Community Form

The proposal reuses and rehabilitates an existing structure which will preserve the pattern and design of the neighborhood character. It promotes investment in an existing commercial center and encourages walkability because it is connected to the urban sidewalk system. As evidenced by the rest of the Butcher Block development, art will be incorporated and supported through this development. Therefore, this proposal meets goal 1, 2, 4, & 5. Goal 3 is not applicable.

Mobility

This site is located on a block with sufficient sidewalk and roadway connectivity. Bike racks will be provided as indicated on the plan. It is in an existing center that is located in a mixed-use area with access to other commercial uses, businesses and residential. Therefore, this proposal meets goals 1, 2, & 3.

Community Facilities

This proposal does not contain a community facility, so these goals are not applicable.

Economic Development

Throughout the Butcherblock development the applicant has been able to help small/local businesses get established. Through his efforts he has been able to revitalize this part of the neighborhood, thereby increasing its value. Therefore, this proposal meets Goals 1 & 2.

Livability

This site is in an existing established center in a walkable neighborhood. It will be well maintained as are the applicant's other properties in the area. Although it is currently unknown what the exact use will be for this property, the applicant's nearby sites include office, retail, restaurant, and art galleries. Whatever use goes in this space will continue to serve the neighborhood. Therefore, this proposal meets goals 1, 2, 3, & 4.

Housing

Because this is not a residential proposal, most of the plan element is not applicable. However, we are proposing the adaptive reuse of an existing structure in a walkable neighborhood that serves nearby housing.