



## GLPC AGENDA ITEM # 9

JUNE 26, 2023

### Rezoning Request by Park Avenue Church File #: VA-2023-11

Park Avenue Church is requesting to rezone 6.32 acres from Duplex Residential (DR-10) to Residential Professional (R-P). The subject property is located at 100 East Park Avenue, which is along the north side of the street between North Patterson and Slater Streets. The property contains an existing church campus facility and several buildings, with associated parking lots and open space. The overall property comprises six (6) parcels totaling 7.23 acres, of which 0.91 acres is already zoned R-P. The applicant is proposing to have all of their property under the terms of R-P zoning in order to better facilitate future church expansions.

The subject property is located within a **Transitional Neighborhood (TN)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-P zoning. The property is also partially located within the Local Historic District.

The surrounding zoning patterns in the area are dominated by R-P zoning to the west, across North Patterson Street, and to the north, along Woodrow Wilson Drive. Meanwhile, the immediate area to the south, across East Park Avenue, and to the east, across Slater Street, are dominated by DR-10 zoning. The surrounding land use pattern includes a mix of residential, professional, and light commercial. This reflects a graduated scale of intensity in this part of the city as the surrounding blocks have transitioned from mostly residential to include business and institutional uses. Here, the applicant's proposal to expand R-P zoning to accommodate already existing church uses rectifies an outdated zoning classification. Therefore, rezoning this property as proposed is appropriate as it will bring the area further into compliance with existing and emerging land use patterns.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.