



**Discussion**

The petitioner is requesting a rezoning of 103 Evergreen Street (AP 5 Lot 521) from R-3 to R-4. The lot measures approximately 8,216 SF and is occupied by a dwelling that will be demolished. The rezoning is being requested to allow for construction of a multifamily dwelling on the lot.

When reviewing requests for zone changes to R-4, the DPD reviews the appropriateness of the change based on a number of factors including conformance with the future land use map, the character of the surrounding neighborhood, the design of the proposed plans, and existing use of the property. Per the future land use map, which is not intended for parcel level analysis, the lot is located under the medium density residential land use designation which the plan describes as areas characterized by one to three family dwellings and multifamily dwellings. The character of the surrounding area conforms to this description with a number of multifamily dwellings and rowhouses observed in proximity.

The applicant has submitted plans for a four-story, 58 unit apartment building with a cellar, which will be subject to administrative review if the zone change is approved. Given the neighborhood's makeup of a range of housing densities, it is the DPD's opinion that it would be appropriate to rezone the lot to R-4 to allow for the proposed development. The rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages development of new housing.

The neighborhood's character and the future land use map support the proposed change. A development that conforms to the R-4 zone is not expected to negatively affect health, safety and welfare and would be consistent with section 101 of the zoning ordinance.

**Recommendation**

Based on the foregoing discussion, the DPD recommends that the CPC recommend approval of the proposed zone change to the City Council.