

Item 67 - Fort MaGruder 1, 3 & 4 FLUM Amendments

Request - From "SF" (Yellow) to "MU", Mixed-Use (Brown)

Staff Recommendation – Original - "SF" to "MU"

Revised – "SF" to "MU" for Fort 1 and 3, "SF" to Neighborhood Mixed-Use for Fort 4

PC Recommendation - Recommend approval of Staff's revised recommendation

3 hours prior to the hearing I learned of staff's new land use category of Neighborhood Mixed-Use. At the hearing I agreed to the Neighborhood Mixed-Use for Fort 4. Staff did not have the definition or zoning categories that fit with that land use until a few months later. I have always stated that the intensity of commercial uses on Fort 4 should be greatly reduced and during discussions with the neighborhood I had reduced the list to 7 commercial uses. However, the zoning options available under Neighborhood Mixed-Use are not representative of the Floor-Area-Ratio necessary for a quality Mixed-Use development on Fort 4.

**Please consider for
POTENTIAL MOTION**

Staff's original recommendation and the filed request of "SF" to **"MU" for all of Fort 1, 3 & 4**. **Add the text to the FLUM prohibiting Principal Commercial Uses within 75' of the north property line.** The limitations of commercial uses can be stated at the time of zoning. Unlike almost all of the property surrounding the Dawson perimeter, this property has the better chance to have some reasonable density AND meet the compatibility standards.

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