Farnsworth GROUP

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Re: Land Use Statement – 805 Citadel Dr E MX-N Rezone

805 Citadel Dr E is currently the Mixed Use – Neighborhood Scale (MX-N) zoning designation and is proposing to be rezoned to the Mixed Use – Medium Scale (MX-M) zoning. This rezone to MX-M matches the adjacent properties. The lot is currently under 10 Acres and is currently planned to be remodeled. The rezone will allow greater flexibility in a future redevelopment.

The land is currently adjacent to and a part of the Citadel Mall development. There are no plans to change that designation as part of any work on the lot. A development application is not currently planned for this site, but one will be provided as part of any future redevelopment of the site.

Current adjacent lots and properties are zoned in a similar manner to this site and with a rezone of 805 Citadel Dr E, that pattern will continue. This rezone will better align it with neighboring parcels and is not planned to impact the major infrastructure. Any revisions to access points and existing roadways will remain unchanged until a development application is required for review and approval with a new tenant development.