

Exhibit C – Comprehensive Plan Consistency

I. Introduction

Pursuant to Subtitle X § 500.3 of the Zoning Regulations, the Zoning Commission must determine whether the proposed map amendment is not inconsistent with the Comprehensive Plan when read as a whole. The Applicant respectfully submits that the proposed rezoning from the R-3 zone to the RA-1 zone satisfies this standard and is appropriate for setdown. The proposed zoning reflects both the Comprehensive Plan’s land use designations and the specific context of the Property.

II. Future Land Use Map (FLUM)

The Property is designated Moderate Density Residential. The Comprehensive Plan describes these areas as appropriate for rowhouses, low-rise garden apartments, and low-rise apartment buildings. The associated zoning districts include RA-1, RA-2, and RF zones. The proposed RA-1 zone is consistent with this designation and represents a context-sensitive implementation of Moderate Density Residential planning guidance.

III. Generalized Policy Map (GPM)

The Property is located within a Neighborhood Conservation Area, which supports compatible infill development while preserving neighborhood character. The proposed rezoning is not inconsistent with this designation because RA-1 zoning already exists within the square and the proposal represents a modest and appropriate transition in density.

IV. Citywide Policies

The proposal advances multiple Citywide policies including LU-1.4.1 (Infill Development), LU-2.1.5 (Conservation of Single-Family Neighborhoods), H-1.1.1 (Private Sector Support), and H-1.2.2 (Production of Affordable Housing).

V. Far Northeast and Southeast Area Element

The proposal is consistent with FNS-1.1.2, FNS-1.1.4, FNS-1.1.3, and FNS-1.1.1, which collectively support context-sensitive infill and expanded housing opportunities.

VI. Policy Tension and Comprehensive Plan as a Whole

Any potential tension between conservation and growth is resolved through a balanced approach. The proposed RA-1 zoning introduces modest density consistent with surrounding conditions and planning guidance.

VII. Conclusion

The proposed rezoning from R-3 to RA-1 aligns with the Comprehensive Plan and is appropriate for setdown.