



## PC17-PR-006

Address/Tax Map Parcel(s): 2832 & 2817 Dorr Avenue/ Tax Map Parcels 49-1 ((13)) 1 & 29

Nominator: David Gill

Supervisor District: Providence

Planning Area: Area I

Planning District: Jefferson; Merrifield Suburban Center, Sub-unit C7

Acreage: 2.53 (Parcel 1 - 1.52 acres; Parcel 29- 1.01 acres)

Current Plan Map/Text: Mixed-use/warehouse and industrial uses at current intensities.

Proposed Amendment: Mixed-use or residential use up to an intensity of 1.35 floor area ratio (FAR) and a height increase to 135 feet.

### Considerations:

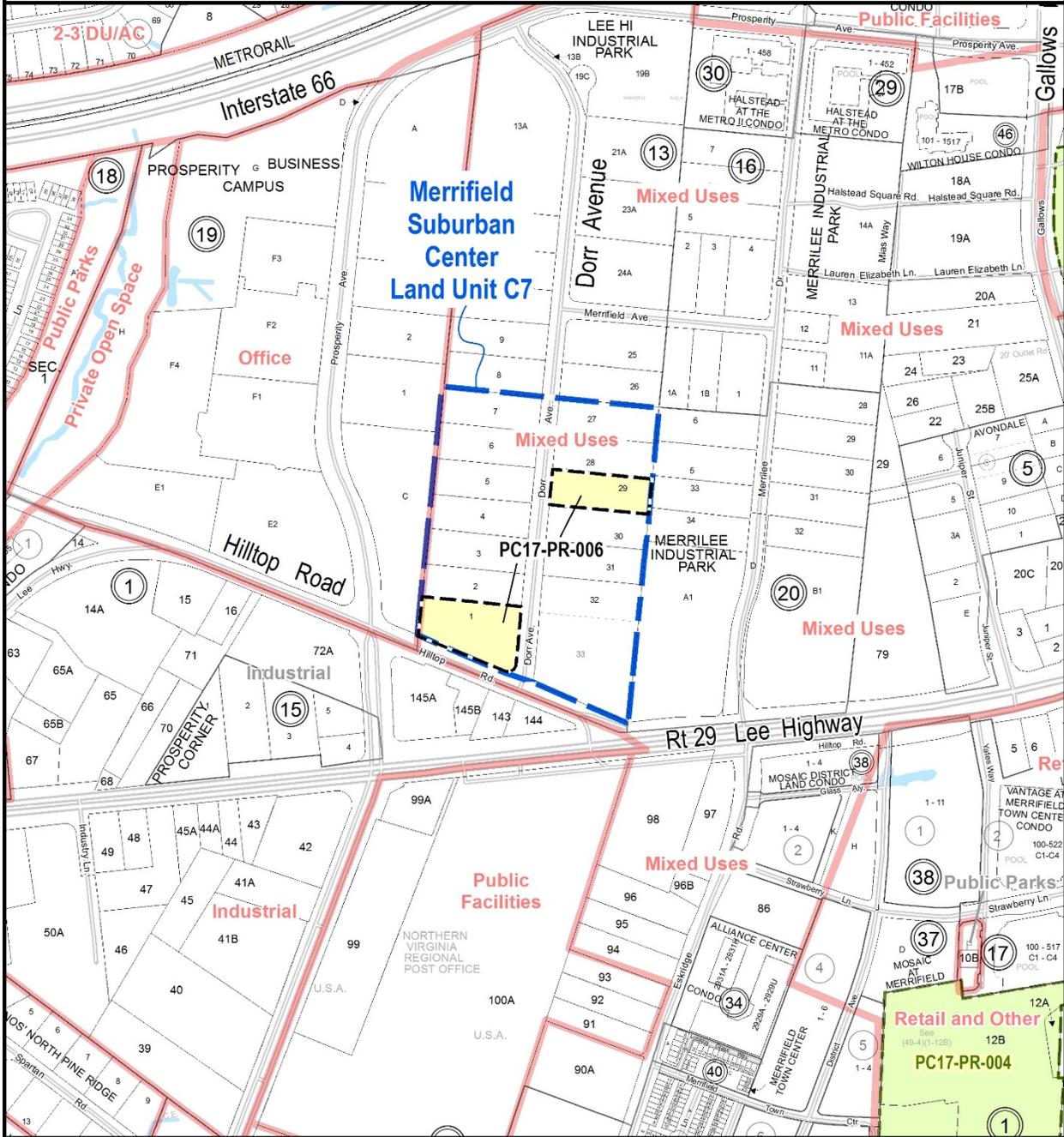
The two subject parcels are non-contiguous parcels located along Dorr Avenue. Parcel 1 is located on the west-side of Dorr Avenue, immediately north of Lee Highway. Parcel 29 is located on the east-side of Dorr Avenue, five parcels in from Lee Highway. The parcels are currently planned and developed for low-rise warehouses and light-industrial uses consistent with the designation on the Concept for Future Development of the suburban center. A portion of the sub-unit, including Parcel 1, is designated within a “non-core area” where high quality, suburban-type development is planned. The remaining portion, including Parcel 29 is located just inside the boundary of the area designated as an area “Adjacent to the Core Area.” These areas are intended for less intense development than the areas closer to the Metrorail station. The area directly south contains retail uses. The area west of Dorr Avenue has office uses, and the areas north and east are currently low-rise warehouses and light-industrial uses. The Plan for the suburban center also recommends that redevelopment occur through parcel consolidation or coordinated redevelopment of contiguous parcels of a logical and of sufficient size to allow projects to function in a well-designed, efficient manner.

### Preliminary Staff Recommendation:

PC17-PR-006 is not recommended to be scheduled for the 2018 Comprehensive Plan Amendment Work Program. Introducing mixed-use or residential use onto the two non-contiguous parcels would not be compatible with the sub-unit’s industrial character and would disrupt the established land use pattern for the area. Further, replanning parcels individually would be contrary to the area-wide policy for logical redevelopment and not result in the facilities or amenities that would establish a successful residential environment. The planned industrial uses also serve an important purpose to the area.

# PC17-PR-006

2817 & 2832 Dorr Ave



**KEY**   PC17-PR-005   Other 2017 SSPA Nominations   Baseline Plan Value