PART THREE - STATEMENT OF REASONS FOR REZONING

Land Development Regulations (LDR'S) Section 2.4.5(D)(2), requires a statement justifying the rezoning. The valid reasons stated in the code for approving a change in zoning include:

A. That the zoning had previously been changed, or was originally established, in error;
B. That there has been a change in circumstances which makes the current zoning inappropriate; and,
C. That the requested zoning is of similar intensity as allowed under the Future Land Use Map and that it is more appropriate for the property based upon circumstances particular to the site and/or neighborhood.

Identify the reason which applies and state specifically how your request fits within one or more of these reasons (if additional space is needed, please use separate sheet): _____

The reason for the rezoning is that there has been a change in circumstances which makes the current zoning inappropriate. There has been a substantial decline in retail shopping at brick and mortar stores. See, for example, "What in the World is Causing the Retail Meltdown of 2017?" by Derek Thompson, The Atlantic, April 10, 2017; and "As Online Sales Boom, Is Brick-and-Mortar on the Way Out?" by Andrew Soergel, U.S. News and World Report, December 20, 2016.

Accordingly, a free standing solitary "big box" located along Congress Avenue is unlikely to be re-purposed as retail with another vendor. While the building has its value, it will take a unique use to be able to take advantage of the circumstances in this changing marketplace. The applicant's use will fit these circumstances and create a use that will bring a spotlight to the Congress Avenue corridor. The automobiles to be stored are masteries of engineering and style with storied histories.

Housing automobiles that are at the pinnacle of the collector hobby will provide a use that gives a flair to the corridor that cannot be duplicated.

Has any previous application been filed within the last year in connection with the subject property? (Yes) (No). If yes, briefly describe the nature of the application.

No