

## JUSTIFICATION STATEMENT

Jeffrey J. & Rebecca L. Hollkamp

1039 Ash Street

Case No. 18ZONE1043

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JUN 29 2018

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### INTRODUCTION

Jeffrey J. & Rebecca L. Hollkamp (the “Hollkamps”) propose to re-zone the property located at 1039 Ash Street from R-5 Multi-family residential to C-1 Commercial for the potential reuse of the existing structure as a small café-style restaurant. For the reasons set out below, the proposed rezoning complies with the Cornerstone 2020 Comprehensive Plan.

### GUIDELINE 1 - COMMUNITY FORM

The proposal complies with the intent and applicable policies of Guideline 1, Community Form. The subject property is located in the Traditional Neighborhood Form District, which may contain “appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants, and services.” The subject property has had commercial uses for years, most recently as a chiropractor’s office. The proposal is to redevelop and revitalize the subject property as a small café-style restaurant operated by the neighboring landowner, who is a local restaurateur. The proposed reuse of this property as a restaurant is consistent with the proposed C-1 zoning district and the intent and policies of Guideline 1 as it will provide a neighborhood service and amenity commonly found in the walkable Schnitzelburg neighborhood. Conforming and non-conforming commercial uses are nearby, including two non-conforming commercial bar uses directly across Ash Street from the subject property, and commercial uses along the Goss Avenue activity corridor two blocks to the north.

### GUIDELINE 2 - CENTERS

The proposal complies with the intent and applicable policies of Guideline 2, Centers. The proposal is for the reuse of the existing building as a small café-style restaurant. The proposed use is consistent with other neighborhood-serving commercial uses in this walkable neighborhood, including the two non-conforming bar uses directly across Ash Street and the commercial uses to the north along Goss Avenue.

### GUIDELINE 3 - COMPATIBILITY

The proposal complies with the intent and applicable policies of Guideline 3, Compatibility. The proposal will not cause adverse traffic, noise, odor, parking, or visual impacts to the surrounding residences. The small size of the existing building to be reused limits the potential for traffic and parking impacts, and the applicant will provide the required number

of parking spaces through a combination of on-street parking along Ash Street and Hickory Street and off-street parking spaces in the rear of the subject property accessible from the alley along Hickory Street. Refuse will be stored at the rear of the property near the alley and appropriately screened to mitigate visual and odor impacts to surrounding residences. The proposal includes minimal renovation to the exterior of the existing building. The existing patio along Hickory Street will be redeveloped into a small outdoor seating area that will be screened by a 3' barrier as required by Land Development Code Chapter 4.2.41. The applicant will comply with all codes and regulations regarding operating hours and noise limitations to mitigate noise and light impacts. The neighboring landowner, who is a local restaurateur, will operate the proposed restaurant.

**GUIDELINE 4 - OPEN SPACE**

**GUIDELINE 5 - NATURAL AREAS AND SCENIC AND HISTORIC RESOURCES**

The proposal complies with the intent and applicable policies of Guideline 4, Open Space, and Guideline 5, Natural Areas and Scenic and Historic Resources. The subject property is an already developed site and proposes a commercial use that does not require open space, and no historical resources are located on the site.

**GUIDELINE 6 – ECONOMIC GROWTH AND SUSTAINABILITY**

The proposal complies with the intent and applicable policies of Guideline 6, Economic Growth and Sustainability. The proposal is to redevelop and revitalize an existing building into a neighborhood-serving commercial use. The proposed restaurant is natural fit for this walkable neighborhood that is already home to a number of restaurants, bars, and other commercial uses along Ash Street and Goss Avenue.

**GUIDELINE 7 - CIRCULATION**

**GUIDELINE 8 - TRANSPORTATION FACILITY DESIGN**

**GUIDELINE 9 – BICYCLE, PEDESTRIAN, AND TRANSIT**

The proposal complies with the intent and applicable policies of Guideline 7, Circulation, and Guideline 8, Transportation Facility Design, and Guideline 9, Bicycle, Pedestrian, and Transit. The subject property is located two blocks from a major arterial road and activity center, Goss Avenue, and is well-served by the existing road infrastructure and public transit. TARC stops are located nearby at the intersection of Texas Avenue and Goss Avenue. The subject property provides amenities to promote bicycle and pedestrian use as bike facilities will be provided, an existing ramp provides ADA access, and the existing sidewalks are 8' feet wide.

**GUIDELINE 10 - FLOODING AND STORMWATER**

**GUIDELINE 11 - WATER QUALITY**

The proposal should have very little impact, if any, on the surrounding waterways, complying with the intent and applicable policies of Guideline 10, Flooding and Stormwater, and Guideline 11, Water Quality.

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**GUIDELINE 12 - AIR QUALITY**

The proposal complies with the intent and applicable policies of Guideline 12, Air Quality. The proposal should have no negative impact on traffic or air quality based due to its location near an existing activity center on Goss Avenue and the small size of the existing building that will be reused.

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