

# REZONING JUSTIFICATION

## M-2 to C-2

### DTS Real Estate, LLC

7775 Dixie Highway  
Case No. 15ZONE1046

The applicant owns this 1.56 acre tract, zoned M-2 with a heavy truck sales and repair business located here for several years. The existing building is 5,012 square feet and will remain as a repair garage and sales office and there will be no additional building area requested. The applicant proposes to offer automobile and truck sales and repair services, which requires C-2 zoning.

The applicant is requesting a zoning change for the 1.56 acres to C-2, which will allow the sale and repair of automobiles as well as heavy trucks. The M-2 district only allows the sales and repair of heavy trucks (greater than two tons and 19 feet minimum in length) but excludes the sales and service of smaller vehicles.

The subject site is located in the Dixie Highway commercial corridor, within the Suburban Marketplace Corridor form district, which has a pattern of development distinguished by a mixture of medium to high intensity users. Accommodations for transit users, bicyclists and pedestrians are proposed by the applicant, including a new sidewalk with verge located along the site's frontage on Dixie Highway. Pedestrian connections are proposed from the streetside sidewalk to the existing building and there will be short term and long term bicycle parking spaces provided, encouraging alternative modes of transportation and complying with the Land Development Code (LDC).

The applicant has proposed to reduce the width of the existing entrance to a standard commercial entrance with curb and gutter, with final design to be reviewed and approved by KYTC. The entrance and parking lot landscaped islands are the only new construction the applicant proposes. The existing parking lot will be brought into LDC conformance. The only waiver being requested is to allow the existing building and pavement to encroach into a required 15 foot property perimeter buffer area, which is required between C-2 and M-2 districts.

### CONCLUSION

The proposed rezoning from M-2 Industrial to C-2 Commercial conforms to the applicable guidelines of the comprehensive plan and is appropriate for this proposed use. The site is within the Suburban Marketplace Corridor form district and the applicant's business operation is similar to many others in the general vicinity.

The proposed rezoning is appropriate and proper for this location.

RECEIVED

OCT 26 2015

PLANNING &  
DESIGN SERVICES

1

15ZONE1046