

REZONING JUSTIFICATION

OR-1 to C-2

6604 Bardstown Road

The applicant owns this 0.63 acre tract, which is zoned OR-1 and has been empty. The existing building will be used as an auto sales office and retail center. There will be no additional building area requested.

The applicant is requesting a zoning change for the 0.63 acres to C-2, which will allow the display of automobiles for sale. The C-1 district only allows an auto sales office and parking for staff and customers but excludes the display of vehicles. The applicant does not propose any additional lighting, which will make no additional impact on nearby properties.

The subject site is located within the Bardstown Road commercial corridor and has its only ingress/egress to Bardstown Road, classified as a major arterial within a transit corridor. The applicant proposes to provide a landscape buffer area (LBA) along the Bardstown Road frontage. This LBA will include appropriate landscape plantings and street trees in accordance with the Land Development Code (LDC) requirements. There is an existing 5-foot wide sidewalk along the right-of-way for pedestrian access and safety.

CONCLUSION

The proposed rezoning from OR-1 Office/residential to C-2 Commercial conforms with the applicable guidelines and policies of Plan 2040 and is appropriate for this proposed use. The Metro Office of Planning pre-app staff report has determined all applicable Plan 2040 Guidelines have been met (with MSD and Public Works follow-up) and the Staff Plan 2040 Checklist findings are included/attached to this Justification Statement. All nearby-by properties along the Bardstown Road corridor in this block are zoned commercial. The site is within the Town Center 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.

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