

Justification Statement

Case No. 18Zone1027

Project Name: CDJR OF LOUISVILLE

Location: 5315 Dixie Highway

Owner/Applicant: TT of C Louisville, Inc./Automotive Management Services, Inc.

Proposed Use: Conversion of automobile repair shop to dealership display, service and auto detailing area/expansion of adjacent automobile dealership

The applicant requests a zoning change from C-1 to C-2 in order to convert a former automobile repair shop to an auto service and detailing area and display area to expand the existing uses of the adjacent car dealership.

The zoning change is compatible with Cornerstone 2020 in the following ways:

1) The proposed use is consistent with the community form as follows:

a. The area of the proposed rezoning conforms to the Suburban Marketplace Corridor Form District which is characterized by linear commercial development along major roadways. It is a medium to high density district with a mixture of highway commercial uses, shopping centers and office development. Buildings along the corridor are typically set back from the roadway with parking in front; and

b. The future uses will be by a single large-scale user (automobile dealership) consistent with other uses located nearby and along Dixie Highway and within the Suburban Marketplace Corridor Form District.

2) The proposed use is consistent with current activity centers as follows:

a. There is an existing activity center along Dixie Highway where the property is located;

b. There is sufficient population to support this use; and

c. This use is consistent with uses in the area along Dixie Highway and will help any future business expansion be consistent with the current business activity in the area, in addition, the additional landscaping resulting from the new use will increase the attractiveness of the site and the area.

3) The proposed use is compatible with the surrounding area and uses as follows:

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a. The property (which is adjacent to the car dealership that is currently zoned C-2) will be re-zoned to a zoning district which is appropriate and compatible with the current uses in the neighborhood as the adjacent property owned by the applicant is already zoned C-2 and a large number of the properties surrounding the property in question are already zoned C-2; and

b. The proposed zoning for the property is appropriate because it is located along a transit corridor and within an existing activity center that supports the proposed use.

4) The proposed use promotes economic growth and stability as it allows for the expansions of dealership inventory and the service and other operations of the current auto dealership which will supplement the economic capabilities of an existing business in an older but active neighborhood. The potential for any future proposed uses will be consistent with the form district pattern.

5) Adequate parking is located on the property and will be as shown on the approved development plan. Furthermore, the elimination of two curb-cuts onto Dixie Highway will improve traffic safety at the site.

6) The area proposed to be rezoned is already zoned C-1 and the change in zoning will not be a significant change in the intensity or type of use for the area and will allow for an improved site and increased business activity in the area.

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