

JUSTIFICATION FOR CHANGE OF  
ZONING AND FORM DISTRICT FROM  
R-4 / NEIGHBORHOOD TO  
C-2/ SUBURBAN WORKPLACE  
JET LI IMPORTS  
CASE # 16ZONE 1079  
4558-4562 POPLAR LEVEL ROAD

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The requested change in zoning classification from R-4 to C-2 would provide for the redevelopment of two parcels totaling 1.35 acres located at 4558-4562 Poplar Taylor Level Road. The proposed plan would utilize the portion of the site nearest to the street and the adjacent industrial uses for a used car lot while maintaining the existing house as a rental/caretaker property.

The proposal complies with Guideline 1 - Community Form for a commercial corridor, as it involves use of long vacant lot along the corridor with both the renovation and re-use of the existing house and the construction of a car sales facility on the site. The proposed new building is located near to a similarly sized commercial building along the north property line.

The proposal complies with the Goals of Community Form/Land Use - Guideline 2, Compatibility, because the proposed use is a less intense land use than the industrial uses to the north and is well buffered by the landscape buffer and detention basin from the adjacent residential uses to the south. The tandem of proposed uses relates well to the diversity of it's surrounding land uses.

The proposal complies with the Goals of Community Form/Land Use Guideline 3, Compatibility, because the proposed use is a less intense land use than the industrial uses to the north and is well buffered by the landscape buffer and detention basin from the adjacent residential uses to the south.

The proposal meets the intent of the Marketplace, Economic Growth and Sustainability - Guidelines 4 & 5 as the site is an improvement to an important commercial corridor while maintaining a substantial portion of the site as undeveloped. There are no scenic or historic resources on the site.

The proposal complies with the Intent of Guideline 7,8 & 9 relating to different forms of the Mobility & Transportation Goal as the proposed development is located on a major commercial corridor and is already served by transit and sidewalks. Also, this proposal would remove one of two existing access points to Poplar Level Road.

The proposal complies with Guidelines 10, 11 & 12 as relates to Air Quality, sotrmwater and the Environment. The proposed use will provide an improvement to the area without requiring any utility extensions. Ample space has been provided to meet the stormwater detention and water quality treatment goals for stormwater.

The proposal meets the intent of Guideline 13, Landscape Character, as the plan exceeds the requirement for tree canopy while promoting the long term separation of different

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land uses with a landscape buffer.

The requested zoning change will allow the productive use of some long vacant properties and provide an effective transition between the residential and industrial uses that surround it and is in conformance with the applicable guidelines of the Cornerstone 2020 Comprehensive Plan.

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