

**Planning Commission
Staff Report**

July 30, 2015



Case No:	15AMEND1003
Project Name:	LDC Text Amendment – CUP for Indoor Automobile & Motorcycle Sales in PEC
Case Manager:	Brian Mabry, AICP, Planning Coordinator Stephen Rusie, AICP, City of Jeffersontown

REQUEST

Hold a public hearing and recommend action on an amendment to the text of the Land Development Code (LDC) regarding a Conditional Use Permit for Indoor Automobile & Motorcycle Sales in the PEC Zoning District.

ACTIONS OF JEFFERSONTOWN CITY COUNCIL

June 16, 2015 – The Jeffersontown City Council voted to approve the first reading of Ordinance # 1332, Series 2015 and forwarded the proposed LDC Text Amendment to the Louisville & Jefferson County Metro Planning Commission for a Public Hearing.

LDC TEXT AMENDMENT

The following is the proposed LDC text amendment for the City of Jeffersontown.

4.2.51 Indoor Automobile and Motorcycle Sales

The indoor sale of Automobiles and Motorcycles may be allowed in the PEC District upon the granting of a Conditional Use Permit and compliance with the listed requirements.

- A. All buildings shall observe the yard requirements of the District.
- B. All automobile and motorcycle sales display areas shall be enclosed within a building.
- C. The minimum indoor automobile and motorcycle sales display area required is 5,000 square feet and the maximum indoor automobile and motorcycle sales display area allowed is 25,000 square feet.
- D. Automobile or Motorcycle access into the automobile display area of the building shall be limited to a maximum of three (3) automobile access doors from the exterior of the building.
- E. No overhead/automobile access doors shall face a public street.
- F. The automobiles or motorcycles offered for sale shall be of a type, age or value that outdoor sales pose an unreasonable risk of devaluation, damage, or loss.
- G. Screening shall be provided in accordance with Chapter 10 Landscaping, Screening and Open Space.

APPLICABLE PLANS AND POLICIES

These amendments to the LDC text are consistent with the following goals and objectives of Cornerstone 2020.

1. Traditional and Suburban Workplace Form Districts, Goal G3, Land Use

Establish new workplace districts that support a full range of industrial, employment, and business uses and enhance existing workplace districts by encouraging adaptive reuse and reinvestment.

2. Plan Element Community Form and Land Use, Guideline 6, Policies, Item 11

Adaptive Re-Use. Provide opportunities for the adaptive re-use of older industrial land through zoning ordinances and flexible land use regulations.

NOTIFICATION

Notification of the Planning Commission public hearing has been conducted in accordance with KRS 100 requirements.

CITY OF JEFFERSONTOWN STAFF CONCLUSIONS

The amendment would provide an opportunity to re-use existing warehouse buildings for indoor display areas for automobile and motorcycles. The indoor display areas require larger buildings which are more appropriate in an industrial/commerce park in a Suburban Workplace Form District than in a commercial corridor. Adding this as a conditional use will limit users to only Automobile/Motorcycle dealers with a valid need to protect extremely valuable or antique vehicles that outdoor sales pose an unreasonable risk of devaluation, damage, or loss.