

JUSTIFICATION STATEMENT FOR COMPLIANCE WITH CORNERSTONE 2020

Project:

Montgomery Realtors Office Building

Location: 4738 Dixie Highway

Applicant:

Shaw Real Estate, LLC

Engineer: Blomquist Design Group, LLC

Request: Change in zoning from R4/R5/M2 to C-1; Change in Form District from Neighborhood to Suburban Marketplace Corridor; and including a Detailed District Development Plan

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General Statement

The proposed additions to an existing office building for Montgomery Realtors are located on three (3) separate parcels of land along Dixie Highway, a major arterial and highly commercialized corridor. A twelve (12) unit Apartment building is also located on these 3 parcels. For some odd reason these parcels are currently zoned M-2, an Industrial Zone, in the Suburban Marketplace Corridor. In addition, the front portion of the adjacent property to the south is currently occupied by a Mortenson Dental Office building, formerly a PNC Bank, and is zoned C-1 in the Suburban Marketplace Corridor, while the rear portion of this property is zoned R-4 in the Neighborhood Form District. The front portion of the adjacent property to the north is currently occupied by an Insurance Agency Office building and is zoned C-1 in the Suburban Marketplace Corridor. The middle portion of that property is vacant and zoned R-5 in the Suburban Marketplace Corridor, while the rear portion is zoned vacant and zoned R-4 in the Neighborhood Form District. A two-story, 9,600 SF office building (4,800 SF each floor) is proposed on the vacant middle and rear portions of this adjacent property to the north.

The proposed project and this Application for Rezoning and Changing the Form District boundary is intended to clarify the confusing zones and Form Districts as they currently exist. The request is that the entire project area be rezoned to C-1 and the Form District be changed to Suburban Marketplace Corridor for all lots as shown on the Detailed District Development Plan. This Zone change and Form District change would make these properties more consistent with those located along Dixie Highway.

A neighborhood meeting was held on August 22, 2018 at the Shively City Hall Community Room to discuss the proposed Zone/Form District changes. Three neighbors and the Shively City Clerk attended the meeting. The background of these sites and our reasons for requesting the changes in Zone and Form District were discussed. Access for the existing properties and the

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proposed office building was discussed along with the uses proposed in the new office building. At this time, there is not a tenant for the new office building, but similar uses to those that already exist along Dixie Highway are the target market. Those in attendance at the meeting did not voice any objections to the proposed changes or the overall project.

Guideline 1: Community Form

A majority of the proposed development is located in the Suburban Marketplace Corridor with the rear portion of the project located in the Neighborhood Form District. The surrounding area is primarily residential to the west and primarily commercial to the north and south and east across Dixie Highway. The Development is proposed to change the Zoning to C-1 and the Form District to Suburban Marketplace Corridor for all properties to match the overall Dixie Highway Corridor. Dixie Highway is a major arterial roadway and highly commercialized in this area. Dixie Highway has recently been reconstructed to provide controlled access to properties along the corridor and cross connections for both vehicular and pedestrian traffic will be provided with the proposed layout. The parking lots are interconnected to allow access to each of the properties from the others. As such, this proposed development complies with Guideline 1.

Guideline 2: Centers

The existing parking lots are interconnected. However, to provide easier and safer access from Dixie Highway to the parking area behind the existing Mortenson Dental office, the existing separated drive lanes between Parcel 5 and Parcel 4 will be reconstructed and repaved to provide a 24 ft. wide (minimum) drive aisle. Also, the proposed office building and parking located on Parcel 1 will be connected with the existing parking area at the rear of Parcel 5, thus providing safe maneuvering throughout the entire site.

Sidewalks that have been recently constructed along Dixie Highway by the Kentucky Transportation Cabinet will allow access to the site and the interconnection of the parking lots will allow safe areas for pedestrians. Proposed bicycle facilities are shown on the Detailed District Development Plan.

Guideline 3: Compatibility

As stated previously, this area along Dixie Highway is highly commercialized and the office building additions and the new office building will be compatible in their design and scale with existing development in the surrounding area. Architectural Elevations for the proposed office building are included with the Application Package. The Kentucky Transportation Cabinet has recently completed a reconstruction project along this portion of Dixie Highway to provide controlled access to properties along the corridor. Connections for both vehicular and pedestrian traffic will be provided with the proposed layout as the parking lots are interconnected to allow access to each of the properties from the others. The existing and proposed parking areas along

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the west property lines will be screened from the adjacent residence by a proposed landscape buffer area to include trees and screening material. The existing landscaping along the Dixie Highway frontage will be maintained to provide screening of the parking lot areas.

Parking lot lighting will comply with the required foot candles at the adjacent property lines and will be directed away from the residential properties, while still providing adequate light for security purposes.

Existing signage is located along Dixie Highway for each of the separate properties and their uses. Encroachment Permits will be requested from the Kentucky Transportation Cabinet for the existing signs that are now located in the Dixie Highway Right-of-Way.

Guideline 5: Natural Areas and Scenic and Historic Resources

As stated previously, this area along Dixie Highway is highly commercialized and the office building additions and the new office building will be compatible in their design and scale with existing development in the surrounding area. Architectural Elevations for the proposed office building are included with the Application Package.

Guideline 7: Circulation and Guideline 9: Bicycle, Pedestrian and Transit

The Kentucky Transportation Cabinet has recently completed a reconstruction project along this portion of Dixie Highway to provide controlled access to properties along the corridor. Connections for both vehicular and pedestrian traffic will be provided with the proposed layout as the parking lots are interconnected to allow access to each of the properties from the others. Bicycle facilities are proposed as shown on the Detailed District Development Plan. To provide easier and safer access from Dixie Highway to the parking area behind the existing Mortenson Dental office, the existing separated drive lanes between Parcel 5 and Parcel 4 will be reconstructed and repaved to provide a 24 ft. wide (minimum) drive aisle. Also, the proposed office building and parking located on Parcel 1 will be connected with the existing parking area at the rear of Parcel 5, thus providing safe maneuvering throughout the entire site.

Guideline 8: Transportation Facility Design

The Kentucky Transportation Cabinet has recently completed a reconstruction project along this portion of Dixie Highway to provide controlled access to properties along the corridor. Connections for both vehicular and pedestrian traffic will be provided with the proposed layout as the parking lots are interconnected to allow access to each of the properties from the others.

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