



JUSTIFICATION STATEMENT

Dahm Holdings, LLC

2962 Breckenridge Lane

Proposed Rezoning from R-5 to C-1

INTRODUCTION

Dahm Holdings, LLC (the “Applicant”) proposes to re-zone a portion of the property located at 2962 Breckenridge Lane from R-5 Residential to C-1 Commercial and re-develop the site into a Mike’s Carwash. The subject property was previously developed as a Frisch’s Big Boy restaurant with a drive through, though approximately 1/3 of the site remained zoned R-5 with a Conditional Use Permit for off-street parking. The Applicant proposes to maintain the existing access points on Breckenridge Lane and Hikes Lane and to substantially maintain the buffering along the north and west boundaries of the subject property. The proposed development is a prime example of the redevelopment of a commercial site in the busy Hikes Point area. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan and the Detailed District Development Plan requirements.

COMMUNITY FORM

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is located in both the Regional Center and Neighborhood Form Districts. The portion of the subject property proposed for rezoning is located in the Neighborhood Form District, which the Comprehensive Plan states is a form that “may contain . . . at appropriate locations . . . neighborhood centers with a mixture of uses such as offices, retail shops, restaurants and services. These neighborhood centers should be at a scale that is appropriate for nearby neighborhoods.” Here, the proposal is consistent with the Neighborhood Form district as it proposes an appropriately-scaled, single-story building that will serve the surrounding neighborhood and those traveling to and through Hikes Point. The proposed redevelopment will maintain the access points currently on the subject property. The proposal is consistent with the current pattern of development, scale, and site design in the area, which features other similar retail developments along Hikes Lane and Breckenridge Lane.

MOBILITY

The proposal complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via Hikes Lane and Breckenridge Lane through existing access points. The site has easy access to the interstate system via I-264 to the north on Breckenridge Lane. The proposed development will provide a connection to the existing sidewalks along Breckenridge Lane and Hikes Lane and an internal sidewalk to the building entrance. The proposal includes adequate parking and vehicle maneuvering area.

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PLANNING DESIGN
SERVICES

COMMUNITY FACILITIES

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is adequately served by all utilities, including water and sewer.

ECONOMIC DEVELOPMENT

The proposed redevelopment complies with the intent and applicable policies of the Economic Development Plan Element. The proposed redevelopment will reactivate the currently vacant Frisch's Big Boy restaurant with a new car wash facility. The building will be appropriately scaled and the site will include landscaping and other design features. The subject property, being largely within the Regional Center form district, is appropriate for commercial development of this type and intensity.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed building will be appropriately-sized for the neighborhood and impacts to the surrounding neighborhood will be limited. The site will be accessed from both Hikes Lane and Breckenridge Lane, using existing access points. The use will be screened from adjacent residential properties in much the same way as the existing restaurant and drive through were screened. The subject property is part of the busy Hikes Point area and is located at the intersection of two arterial level roads. The proposed development will comply with the tree canopy sections of the LDC. Mike's Carwash recycles much of its wash water for reuse in the wash process, limiting its impact to area sewers.