

REZONING JUSTIFICATION STATEMENT

Greg Coats Cars & Trucks

5204 Preston Highway and 1174, 1174 R, 1176 and 1178 Norton Avenue

INTRODUCTION

The applicant, Greg Coats Cars & Trucks (the “applicant”), proposes to rezone a portion of its property located at 5204 Preston Highway and the properties located at 1174, 1174 R, 1176 and 1178 Norton Avenue from R-5 Residential to C-2 Commercial and change the form district from Neighborhood to Suburban Marketplace. The applicant proposes to expand its existing car dealership and service center at 5204 Preston Highway and construct an auto service building on a portion of the residential properties located at 1174, 1174 R, 1176 and 1178 Norton Avenue. For the reasons set forth below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan.

COMMUNITY FORM

The proposal complies with the intent and applicable policies of the Community Form Plan Element. A portion of the property located at 5204 Preston Highway is currently in the Neighborhood Form District, while the rest of the property is in the Suburban Marketplace Form District. The properties located at 1174, 1174 R, 1176, and 1178 Norton Ave. are all in the Neighborhood Form District and zoned R-5. The applicant proposes to change the form district for all of 5204 Preston Highway and the portions of 1174, 1174 R, 1176, and 1178 Norton Ave. that are part of the proposed re-development to the Suburban Marketplace Form District, in addition to changing the zoning from R-5 to C-2. The Comprehensive Plan states that the Suburban Marketplace Form District

[Is] generally located along major roadways with well-defined beginning and ending points and established depths along the length of the corridor. The pattern of development is distinguished by a mixture of medium-to high- intensity uses . . . When considering proposals that result in an extension of suburban marketplace corridors, particular emphasis should be placed on: (a) use or reuse of land within existing corridors; (b) potential for disruption of established residential neighborhoods; and (c) compliance with the site and community design standards of the Land Development Code.

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Comp Plan, §3.1.8. Here, the proposal to extend the existing Suburban Marketplace Form District and C-2 zoning along Preston Highway to include all of 5204 Preston Highway and the portion of the properties along Norton Ave. to be re-developed is consistent with the Comprehensive Plan. The proposal is for expansion of the existing car dealership use, which already sits within the Suburban Marketplace Form District. There will be minimal disruption to the established residential neighborhood along Norton Avenue as the existing residences at 1174,

1174 R, 1176, and 1178 Norton Ave. will remain, and only a portion of the rear yard of these properties will be re-developed to accommodate the expansion of the existing car dealership. New landscape screening will also be provided around the north, west, and south sides of the proposed expansion to mitigate noise and visual impacts. The proposal will comply with the site and community design standards of the Land Development Code. The proposal is also consistent with the pattern of development, scale, and site design in the area, which features similar-intensity commercial uses along Preston Highway, including another car dealership and an automotive repair shop directly across Preston Highway. Similar to the proposal, these commercial uses back-up directly to the neighboring residential uses, and are often in much closer proximity to the residential uses, without the screening proposed by the applicant.

MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will retain the two existing access points and curb cuts along Preston Highway, which is classified as a major arterial. The internal parking and vehicle use area will be expanded to the west to permit additional parking and better vehicle circulation near the proposed service building. There will be minimal, if any, impact to traffic on Preston Highway. In addition to Preston Highway, the site has access to nearby Interstates 65 and 264. Preston Highway is well served by public transit, including a TARC stop located next to the subject property at Park Brook Lane. Adequate parking spaces will be provided per the Land Development Code standards.

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 development complies with the intent and applicable policies of the Economic Development Plan Element. The proposal will permit the expansion of an existing commercial use to include a new six bay service building. The subject property is located along a major arterial and has easy access to Interstates 65 and 264 and public transit via TARC.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposal will permit the expansion of an existing commercial use that will comply with the tree canopy requirements of the Land Development Code. New landscape screening will be provided around the north, west, and south sides of the proposed expansion to mitigate noise and visual impacts.

HOUSING

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The proposed development complies with the intent and applicable policies of the Housing Plan Element. There will be minimal disruption to the established residential neighborhood along Norton Avenue as the existing residences at 1174, 1174 R, 1176, and 1178 Norton Ave. will remain, and only a portion of the rear yard of these properties will be re-developed to accommodate the expansion of the existing car dealership. New landscape screening will also be provided around the north, west, and south sides of the proposed expansion to mitigate noise and visual impacts.

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