

REZONING JUSTIFICATION STATEMENT

Matt Ellis & Daughters, LLC

718-722 E. Chestnut St.

INTRODUCTION

Matt Ellis & Daughters, LLC (the "Applicant") proposes to re-zone the properties located at 718, 720, and 722 E. Chestnut Street from OR-2 Office-Residential to C-2 Commercial and re-develop the site into a three-story indoor self-storage facility with drive-in vehicle access for loading and vehicle access on the first floor, storage units of various sizes on the second and third floors, and a small office space. For the reasons set out 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. The subject property is located in the Traditional Neighborhood Form District, which the Comprehensive Plan states "may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services." Here, the proposal is consistent with the Traditional Neighborhood Form district as it proposes a neighborhood-serving commercial use off of Chestnut Street, a minor arterial. The properties are currently vacant and a small office use. The proposal is also consistent with the pattern of development, scale, and site design in the area, which features other similar commercial uses. A three-story commercial/industrial use in a C-2 zone (which has been proposed to be converted to a seven-story apartment building) immediately abuts the properties to the south across Springer Alley. The major commercial corridor along Broadway is one block to the south, and the Nulu commercial corridor to the north. The surrounding properties are all zoned either OR-2 or C-1 or C-2 Commercial.

MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via Chestnut Street, a minor arterial, and vehicles will be able to drive into the storage building via the entrance on Chestnut Street and exit via Springer Alley onto either Shelby or Clay Streets. The site has easy access to the interstate system, including I-65 to the west, and major arterial Broadway to the south. The subject properties are easily accessible via a TARC stop at Broadway and Shelby Street. Three parking spaces will be provided in the rear of the property off of Springer Alley for customers. Sidewalks will be provided in the front of the property off of Chestnut Street that will connect to the existing sidewalk grid.

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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 proposed use will create a new, job-creating commercial use on the properties, two of which are currently undeveloped. The existing residence will be removed and replaced with a three-story storage facility with drive-in access. The subject properties are easily accessed via Broadway and Interstate 65, and are located near the Broadway and Nulu commercial corridors.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed use will create jobs and is being developed near other commercial uses in an area that is rapidly developing. The subject properties are well-served by Interstate 65, local street grid, and public transit. The proposed development will comply with the tree canopy sections of the LDC.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element. The proposed storage facility is a neighborhood-serving use that will be accessible to residents in the surrounding area for self-storage or vehicle storage needs.

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