Case No. 15AMEND1003

LDC Text Amendment – CUP for Indoor Automobile & Motorcycle Sales in PEC

Louisville Metro Planning Commission Public Hearing

Stephen Rusie, AICP, City of Jeffersontown

July 30, 2015

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.

Case Summary / Background

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.

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CITY OF JEFFERSONTOWN
JEFFERSON COUNTY, KENTUCKY

ORDINANCE NO. 1332, SERIES 2015

AN ORDINANCE AMENDING CHAPTER 150 OF THE JEFFERSONTOWN, KENTUCKY, CODE OF ORDINANCES TO ADD A NEW CONDITIONAL USE PERMIT FOR INDOOR SALES OF AUTOMOBILES AND MOTORCYCLES

WHEREAS, Chapter 15 of the Jeffersontown Code of Ordinances regulates development and land usage within the City; and

WHEREAS, the City Council finds that changes in technology permit the sale of automobiles and motorcycles without resort to outdoor display and storage; and

WHEREAS, the City Council finds that changes to conditional uses to allow indoor auto sales will facilitate the transaction of business in Jeffersontown, Kentucky.


NOW THEREFORE, IT IS ORDAINED BY THE CITY OF JEFFERSONTOWN, KENTUCKY, AS FOLLOWS:

Section 1. Section 150.16 of the aforesaid Code of Ordinances is amended to add the

following Conditional Use Permit for the indoor display and sale of automobiles and motorcycles:

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.
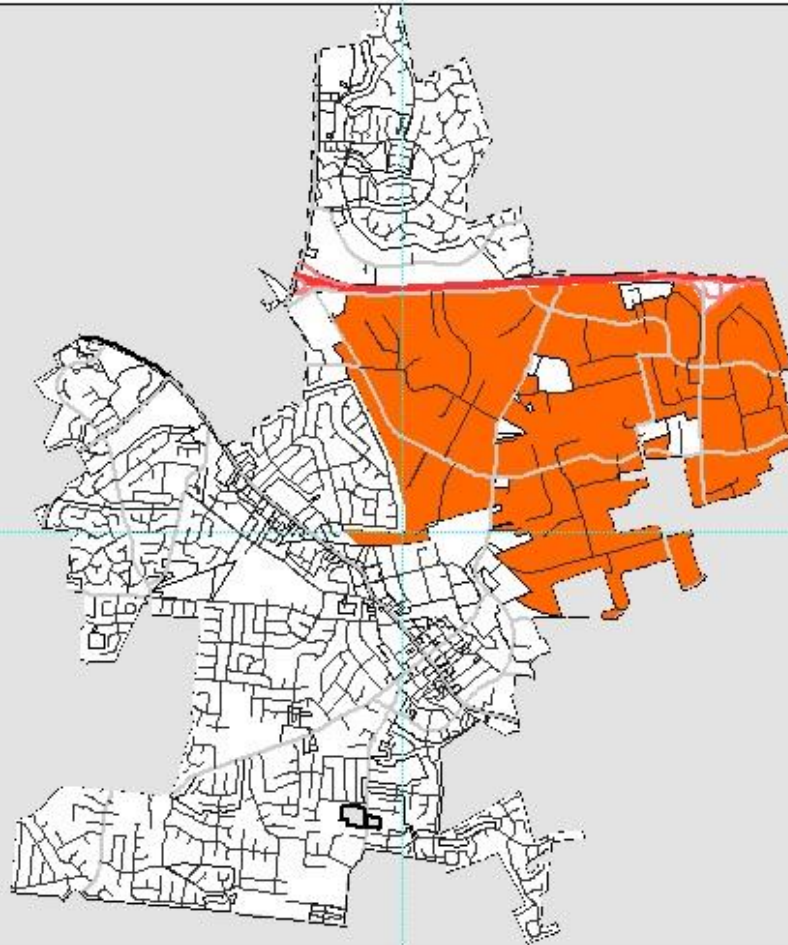
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PEC ZONED PROPERTY
IN JEFFERSONTOWN

Applicable Plans & Policies

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.

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Staff Analysis and 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.

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Required Actions

Recommend approval or denial to the Jeffersontown City Council for the proposed amendment to the Land Development Code related to indoor automobile & motorcycle sales.

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