

JUSTIFICATION STATEMENT

Williams Properties, LLC

9202 R. Lyneve Dr.

INTRODUCTION

Williams Properties, LLC (the “Applicant”) proposes to re-zone the property located at 9202 R. Lyneve Drive (the “Property”) from C-1 Commercial to C-2 Commercial to construct a mini warehouse storage facility at the subject property consisting of ten one-story storage buildings for a total of approximately 74,450 s.f. of building area, which includes 1,600 s.f. of office space. This proposal is the subject of current applications for a Revised District Development Plan, Case No. 19DEVPLAN1012, and Conditional Use Permit, Case No. 18CUP1163. The Applicant’s plan has not changed, but this rezoning request is necessary because, although it was long thought that the Property was zoned C-2, it was recently discovered that the Property is zoned C-1. For the reasons set out below, the proposed change in zoning 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 Neighborhood Form District, which the Comprehensive Plan states:

[M]ay contain open space and, at appropriate locations, civic uses and 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. The Neighborhood Form should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycle and transit.

Here, the proposal is consistent with the Neighborhood Form District as it will bring an appropriately-scaled commercial use to the area while preserving open space on the east side of the Property.

The proposed development is also consistent with the pattern of development in the area, including the nearby Dixie Highway corridor. Dixie Highway is within 250 feet of the subject Property and connected via Stonestreet Road. The proposal is also consistent with the commercial uses located between Dixie Highway and the railroad tracks that abut the Property to the west. The properties to the north and south are relatively undeveloped. The residential subdivision that is located east of the subject property will be buffered by open space.

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MOBILITY

The proposal complies with the intent and applicable policies of the Mobility Plan Element. The proposal is designed to ensure the safe and efficient movement of drivers and pedestrians to the site. The Applicant proposes a single access drive from Stonestreet Road, a collector road which provides direct access to major arterial Dixie Highway to the west. Fencing will be provided to secure the facility and the entrance will be gated for tenant access only. The proposal provides for 6 on-site parking spaces and two bicycle parking spaces. Public transit is available via the TARC stops on Dixie Highway or at Stonestreet Road and Kennedy Place Circle to the east.

COMMUNITY FACILITIES

The proposal 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. The proposal calls for the construction of a detention basin to handle storm water runoff.

ECONOMIC DEVELOPMENT

The proposal complies with the intent and applicable policies of the Economic Development Plan Element. The proposal will create a new commercial use on this currently vacant and difficult to develop site. The proposed mini storage warehouses will complement the existing commercial developments in the area along Dixie Highway, which is within 250 feet of the Property.

LIVABILITY

The proposal complies with the intent and applicable policies of the Livability Plan Element. The proposal is easily available via the TARC stops along Dixie Highway and at Stonestreet Road and Kennedy Place Circle to the east. No natural resources on the property will be adversely affected by the proposal. The proposal will retain the required 30%, or 78,504 s.f., of the existing tree canopy, which is greater than the 23,000 s.f. that was to be retained under the prior approved plan.

CONCLUSION

For the reasons set forth above, the proposed change in zoning on the property located at 9202 R. Lyneve Dr. from C-1 Commercial to C-2 Commercial complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan. The proposal complies with the Community Form element because it is consistent with the Neighborhood Form District and complements the existing pattern of development near Dixie Highway. The proposal also complies with the Mobility and Livability elements as it will connect to Dixie Highway via the collector Stonestreet Road and will be accessible via TARC stops on Dixie Highway and Stonestreet

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Road. The proposal also complies with the Economic Development and Community Facilities elements as the Property will bring a new commercial use to this currently vacant and difficult to develop property.

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