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PLANNING &
DESIGN SERVICES

REZONING JUSTIFICATION

M-2 to C-2

7791 Dixie Highway

The applicant owns this 0.26 acre tract, which is zoned M-2 and has been empty. The existing building, which has been recently renovated, will be used as the sales office with a vehicle preparation area and there will be no additional building area requested.

The applicant is requesting a zoning change for the 0.26 acres to C-2, which will allow the display of automobiles for sale. The C-1 district only allows an auto sales office and parking for staff and customers, but excludes the display of vehicles. The applicant does not propose any additional lighting, which will make no additional impact on nearby properties.

The subject site is located within the Dixie Highway commercial corridor and has its only ingress/egress to Dixie Highway. The applicant has proposed to reduce the width of the existing entrance from 100 feet to 30.8 feet and proposes to provide a 10-foot landscape buffer area (LBA) along the remaining Dixie Highway frontage. This LBA will include appropriate landscape plantings and street trees in accordance with the Land Development Code (LDC) requirements. A 5-foot wide sidewalk is proposed along the right-of-way for pedestrian access and safety.

There is approximately 15 feet within the Dixie Highway right of way that the applicant will request KTC for an encroachment permit to remove pavement and build the proposed sidewalk and install grass or groundcover. The applicant proposes the above mentioned improvements to meet the intent of the LDC landscape design requirements, while maintaining a vehicle display area visible to the travelers along Dixie Highway, a major commercial corridor with similar businesses in the immediate vicinity.

CONCLUSION

The proposed rezoning from M-2 Industrial to C-2 Commercial conforms to the applicable guidelines and policies of Plan 2040 and is appropriate for this proposed use. All surrounding properties are zoned C-2. The site is within the Suburban Marketplace Corridor Form District and the applicant's business operation is similar to many others in the general vicinity.

The proposed rezoning is appropriate and proper for this location.