

JUSTIFICATION STATEMENT

KST Properties, LLC

4508 Taylorsville Road

INTRODUCTION

KST Properties, LLC (the "Applicant") proposes to re-zone the property located at 4508 Taylorsville Road from R-4 Residential to C-1 Commercial and reuse the property as a restaurant with outdoor dining. The Applicant has also applied for a conditional use permit to permit outdoor dining in the C-1 zone. 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 currently located in the Neighborhood Form District. The Comprehensive Plan states that the Neighborhood Form District "may 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." Here, the proposal is consistent with the Neighborhood Form District as it proposes to redevelop the current residential property into a neighborhood serving restaurant use at a scale that is appropriate for the area. The proposal is also consistent with the pattern of development, scale, and site design in the area. The subject property is located near the neighborhood center at the intersection of Taylorsville Road and Stony Brook Drive, which contains other commercial uses such as convenience stores, an animal hospital, a car wash, and a frame shop, all zoned C-1.

MOBILITY

The proposal complies with the intent and applicable policies of the Mobility Plan Element. The property is currently accessed via a driveway on Taylorsville Road, and the proposed curb cut is in the same location as the existing driveway. The parking area will also front onto Taylorsville Road, which is classified as a major arterial. The proposal calls for more than adequate parking for the proposed use. The proposal also calls for a 4' walkway between the proposed parking area and the existing structure that will be reused, as well as a stone sidewalk to the building entrance and the outdoor dining area.

COMMUNITY FACILITIES

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is currently adequately served by all utilities. A proposed detention basin will be added at the southern tip of the property.

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ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposal calls for the creation of a new neighborhood-serving commercial use near the existing neighborhood center at the corner of Taylorsville Road and Stony Brook Drive. The new use will create jobs and expand economic development in the area.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposal will comply with the tree canopy requirements of the LDC and preserve significant open space on the southern half of the property. The proposal also complies with all required residential to non-residential setbacks.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element as it appropriately proposes the conversion of an existing single-family residential use that is situated along a major arterial near an existing neighborhood center and adjacent to other commercial uses.

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