

**JUSTIFICATION STATEMENT/DEMONSTRATION OF APPROPRIATENESS FOR
COMPLIANCE WITH CORNERSTONE 2040**

Project:

6700 Strawberry Lane Auto Body/Repair Shop

Applicant:

Kawther Abdulikarim Ali

Location: 6700 Strawberry Lane

Engineer: Blomquist Design Group, LLC

Request: Change in zoning from C-1 to C-2

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General Statement

The property located at 6700 Strawberry Lane is currently occupied by a small grocery store and associated paved areas. This lot is located in southern Metro Louisville and not in a separate small city, thus is governed by Metro Louisville Zoning. The site is currently zoned C-1, and is adjacent to C-1 property to the northwest/west. Properties across Strawberry Lane to the southeast are zoned C-1 and some C-2 as well. Across Estelle Avenue to the northeast are residential duplexes zoned R-6. The adjacent property to the northwest/west is a commercial use and is occupied by a grocery store and retail center, with some outlots developed as commercial/retail uses. This site remains as a relatively small tract that is currently zoned C-1, but requires rezoning for the proposed use. Therefore, we are requesting a Change in Zoning from C-1 to C-2, which is more compatible with the adjacent property uses and a better use for the surrounding properties in this general area.

A neighborhood meeting was held on July 23, 2024 to discuss the proposed zone change. Five people showed for the neighborhood meeting. The project was explained along with the overall zoning process and questions were taken from those individuals present. The meeting was adjourned after a little more than an hour. The Meeting Notification, Attendance List, and Meeting Minutes are part of the overall Zoning Application package submitted to Metro Louisville Planning and Design Services.

Why the existing zoning is not appropriate and the proposed zoning is appropriate

The subject property at 6700 Strawberry Lane is currently Zoned C-1 in the Traditional Neighborhood Form District in southern Jefferson County. The overall area west of this site is

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commercially zoned and is occupied by a grocery store, a retail center, and outlots developed for retail/commercial uses. A fuel center gas station is located southwest of the site at the intersection of Strawberry Lane and Southside Drive. Properties across Strawberry Lane to the southeast are retail center zoned C-1 and a storage facility zoned C-2. Across Estelle Avenue to the northeast are residential duplexes zoned R-6. The overall area northeast of the site along Strawberry Lane is primarily R-6 residential with a mix of single family, duplexes and some apartment buildings. The proposed site is located such that the proposed building and use would be a good use for the already commercial uses along Strawberry Lane and Southside Drive and not extend into the residential uses to the northeast. The facades of the buildings facing Estelle Avenue and Strawberry Lane will not have garage doors with only a single door and windows along those frontages. The garage doors and parking area will be behind the proposed buildings and shielded from the residential duplexes across Estelle Avenue.

What major changes of an economic, physical, or social nature have occurred in the vicinity altering the basic character of the area

The proposed site has predominately, if not always, been a small tract of land used as some type of small commercial business. Now this site is surrounded by a larger grocery store and retail center and across the street from other retail centers and a storage facility. Over time, the overall area around this property has been developed and/or rebuilt as commercial uses while this tract remained as is due in part to its limited size/shape and the adjacent uses. These changes lend justification to the proposed site being rezoned from C-1 to C-2 for the proposed Auto Body/Repair Facility.

Utility Services

The existing property is already served by the necessary utilities and no new services are anticipated as being needed to provide for the proposed operations. No additional utility construction or extensions are anticipated with the proposed project.

Time Frame

If the Zone Change is approved for the proposed Auto Body/Repair Shop, the plan is to continue with the construction drawing approval phase following adoption of the Zoning Ordinance. The intent is to pursue a Building Permit as soon as possible, hopefully to break ground mid year 2025.

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