

JUSTIFICATION STATEMENT

5004 Camp Ground Road Rezone

INTRODUCTION

The property owner and applicant, Tune-Ups Plus, Inc., proposes to rezone the property located at 5004 Camp Ground Road from R-4 to C-1 Commercial to utilize the existing detached garage as an auto repair facility. The garage has a two bay capacity so may operate under C1 zoning. One of the business owners resides with his family in the home on the property, and the other business owner lives next door at the property directly adjacent on the east and north sides. The site is located in the Suburban Workplace Form District. There are several large industrial developments to the west and southeast with single family development to the east. For the below reasons, 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 located in the Suburban Workplace Form District, which the Comprehensive Plan states is:

A Suburban Workplace is a form characterized by predominately industrial and office uses where the buildings are set back from the street in a landscaped setting. Suburban Workplaces often contain a single large-scale use or a cluster of uses within a master planned development. New larger proposed industrial uses are encouraged to apply for a planned development district.

In order to provide adequate transportation access in suburban workplaces connected roads, public transportation and pedestrian facilities should be encouraged. Walkways to workplace serving uses are encouraged for workplace employees. Development within Suburban Workplace Form Districts may need significant buffering from abutting uses

The site is located on Camp Ground Road, a primary collector road with dedicated bike lanes on both sides.

The proposal is compatible with the scale and site design of the surrounding neighborhoods as it proposes to use existing buildings. There is a large industrial development directly west of the property. Utilizing the smaller scale property as a low commercial use can help to buffer industrial development to the west and single-family residential uses to the east.

MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via Camp Ground Road and is located near Watterson Expressway. The existing ingress and egress will be via an existing driveway off of Camp Ground Road. A minimum of 2 parking spaces are available at the end of the driveway near the garage.

Camp Ground Road has dedicated bike lanes on each side of the road, providing safe mobility options for bikers. Having direct access off of Camp Ground Road will keep the minimal amount of added commercial traffic out of neighborhoods and on the main roadway.

ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The property will be a small family-owned business which supports overall goal 1, “provide an economic climate that improves growth, innovation, investment, and opportunity for all.” Not all businesses have to be large businesses, supported by objective 1.h. which encourages small business and entrepreneurship to be cultivated.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed development utilizes existing buildings and will retrofit them as needed for proposed use.