

JUSTIFICATION STATEMENT

9817 Dixie Highway Rezone

INTRODUCTION

The property owner and applicant, Sarah Downey, proposes to rezone the property located at 9817 Dixie Highway from R-4 to C-2 Commercial to redevelop the site as an event venue and chapel. The site is located in the Neighborhood Form District, however the Dixie Highway Master Plan proposes Town Center Form District for this area. The Town Center promotes mixture of moderately intense uses with an identifiable core. 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 Neighborhood Form District, which the Comprehensive Plan states is a form:

The Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas.

The Neighborhood Form 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. The Neighborhood Form should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycle and transit.

The site is located on Dixie Highway, a major transportation and transit corridor. The site is located across Dixie Highway from a major activity center.

The proposal is compatible with the scale and site design of the surrounding neighborhoods as it proposes to use existing buildings that are situated towards the front of the property near Dixie Highway. The site will maintain almost 130 feet of landscaped area between the back edge of parking and residential property line. The development will utilize the necessary screening measures to mitigate any potential further impact on residents to the rear of the property.

MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via Dixie Highway, that has direct access to the Gene Snyder Freeway. The existing ingress and egress will be utilized and converted to one-way in on the east and one way out on the west. Per KYTC's recommendations, a median will be installed to prevent left turns onto Dixie Highway from the property resulting in increased safety. An existing parking area provides 37 parking spaces. The proposed development will provide new sidewalks along the frontage. There is a TARC stop directly in front of the property adjacent to the west in which the proposed sidewalk will tie into.

COMMUNITY FACILITIES

The proposed development 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.

ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The property has been abandoned for some years. The recent habitation has already increased safety by utilizing the property which has resulted in abatement of loitering that has been prevalent on the property. The property is currently used for a rental property and a church gathering. The property may create revenue for this area as it develops into an event venue.

The subject property is near the existing commercial area directly across Dixie Highway and the Suburban Marketplace Corridor which spans the entire corridor. The property has nearby access to the Gene Snyder Freeway to the south and Johnstown/Stonestreet Road to the north.

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. The buildings were constructed in 1900. The applicant will provide sidewalks to access to transit.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element. The proposed development will add a varied housing type in the form of short-term rental for events.