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STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, OBJECTIVES AND POLICIES OF THE PLAN 2040 COMPREHENSIVE PLAN

Applicant & Owner: 2nds in Building Materials, Inc.

Location: 2612 S. English Station Road

Proposed Use: Commercial/Retail Home Goods Business

Engineers, Land Planners and
Landscape Architects: Sabak Wilson & Lingo

Request: Zone change from RR to C-2

COMMUNITY FORM

Goal 1 – Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.

The proposed zone change and detailed district development plan (DDDP) complies with applicable Objectives a, b, c, & f and applicable Policies 1, 2.1, 2.3, 3.1.3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 23, 27 & 28 as follows:

The proposed change in zoning to C-2 complies with Goal 1 in several ways. First, this is a proposed adaptive reuse of the buildings for the horse riding business, with a retail business that does not propose substantially more traffic, and even less tractor trailer traffic than the prior use. Because this proposal is to re-use the existing buildings, the proposal is not of any greater scale than what was there previously, with the exception of the building addition to the rear and the additional parking. This retail use is a destination retail use such that the business does not need a huge daily traffic count and the applicant will propose binding elements to address potential impact mitigation for the use and only potential impact to neighbors. This property is just north of the M-2 industrial area providing a good transition between the subject property and the M-2 on one side and the PRD residential property to the west, as well as the park on the other side of S. English Station.

The proposal is to rezone approximately 6 acres of the overall 24 acre property leaving the balance as RR zoned open space. With the new residential growth outside of the Gene Snyder, commercial retail locations like this have an increased demand. While located in the Neighborhood Form District, the property, is as said, located adjacent to the heavy industrial district along S. English Station on a property previously used for a horse riding business. As such, this is not truly an expansion of retail into an area where none existed before, but a good transition use for the property between the heavy uses and the PRD development, which, as the Neighborhood Form provides is in an area that have limited impact on low to moderate density residential in the area.

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This proposed rezoning and use allows a mixture of densities for the area given the layout, design and the scope are all very similar to the prior horse riding business operated on the property. Further, the 18 acres of the site not proposed for rezoning surround the area of the rezoning on all sides other than the north side, with the park. The building, and thus the building materials, will remain as the buildings currently exist with only the addition of animating features for Land Development Code compliance.

This proposal does not constitute non-residential expansion into residential areas due to the prior business on the site and the industrial zoned property to the south. There will be no displacement of residents with the proposal. The transportation facilities from this location along S. English Station to Taylorsville Road to the south are built to accommodate the traffic and use as that is an industrial area with far greater tractor trailer traffic with the proposed use only to have 2 trailer deliveries per week. Echo Trail to the north is scheduled for additional traffic improvements as far north as US-60 and Eastwood Fisherville Road and the corner of S. English Station and Taylorsville Road to the south. With the existing buildings proposed for reuse, the setbacks will be the same as they exist currently and have existed for some time.

The additional parking added to the site has been minimized through the request for a 40% reduction per the LDC for additional tree plantings over the required minimum and for green infrastructure. The existing sign is proposed for use and any signs will be LDC compliant. As will be demonstrated through the rezoning process, this proposed use will not create substantial additional traffic and can be accommodated through the existing roadway network. The proposed use will not involve any excess noise with the 18 acres surrounding the property for buffering. All lighting added will be fully LDC compliant.

Goal 2 – Encourage sustainable growth and density around mixed-use centers and corridors.
The proposed zone change and DDDP complies with applicable Objectives b & d and Policies 1, 2, 5, 6, 7, 9, 10, 13, 14, 15, 16, & 17 as follows:

The proposed change in zoning from R-4 to C-2 will provide a good transition from the business activity center to the south, the PRD development to the west, and the park to the north and as an adaptive reuse will be compatible with the surrounding areas with the buffering and additional land not proposed for rezoning.

To allow the additional destination retail use will encourage sustainable growth and avoid potential decline for a property otherwise needing repurposing. The design and density are appropriate with adjacent uses that will serve the needs of the surrounding community. The development will result in compact development being adjacent to an activity center resulting in efficient land use and it will take advantage of and compliment cost-effective infrastructure investment. The home goods business will also provide an additional retail option for those in the area looking to buy same without having to travel for a similar option. As said, this proposal is for the renovation and adaptive reuse of the existing horse riding business buildings with investment into improving same. The location will be easily accessible by bike and pedestrian traffic with the Louisville Loop on the property.

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Goal 3 – Enhance neighborhood by protecting and integrating open space, watershed and other natural resources.

The proposed zone change and DDDP complies with applicable Objectives a, c & d and Policies 9, 10 & 12 as follows:

The proposed development plan will enhance the surrounding properties, the park, and the industrial areas by not diminishing any open space or natural resources, but by protecting same with the additional tree plantings proposed and the 18 acres of buffering around the proposed use. The zoning change and development plan have been designed to take extra precautions to avoid negative impacts to Floyds Fork, including reducing impervious surface, the addition of water quality units and additional detention on site. As such, the result will be an improvement over the site layout today and a vast improvement over the prior horse riding business with manure that inevitably leaked into the drainage system. A karst survey has been performed to address any potential issues wet or permeable soils or steep slopes, etc. By providing an additional detention basin, the stormwater management will be handled more effectively. The proposal avoids any significant change in topography and does not cause any environmental changes or damage. The landscape buffers and setbacks will continue to provide the community transitions between the site and the surrounding properties.

Goal 4 – Promote and preserve the historic and archaeological resources that contribute to our authenticity.

The proposed zone change and DDDP complies with applicable Objective b and Policies 1 & 2 as follows:

There are no historic buildings or features on the property. The rezoning and development plan will essentially provide an adaptive reuse of a building in a location where a large support population exists. Thus, it represents a good opportunity for continued economic development for the area.

MOBILITY

Goal 1 – Implement an accessible system of alternative transportation modes.

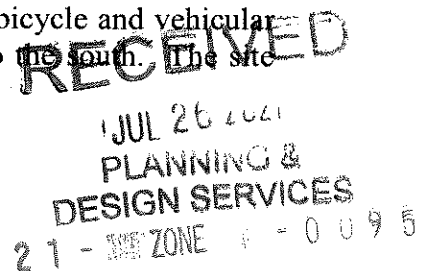
The proposed zone change and DDDP complies with applicable Objectives a, b, c & e and Policies 1, 3, 4, 7 & 14 as follows:

The site is directly adjacent to the Parklands and has part of the Louisville Loop on the subject property providing great pedestrian and bicycle access. Pedestrian connectivity will also be promoted through the sidewalk addition.

Goal 2 – Plan, build and maintain a safe, accessible and efficient transportation system.

The proposed zone change and DDDP complies with applicable Objectives a, b, c & d and Policies 1, 2, 4, 5, 6, 7, & 8 as follows:

The development plan complies with the objectives and policies of Goal 2 by promoting safe, accessible and efficient transportation uses by accommodating pedestrian, bicycle and vehicular access through the Louisville Loop and the access to Taylorsville Road to the south. The site



distances for the curb cuts will not change and are adequate for the area. The internal circulation of pedestrian and vehicular traffic is appropriate with the connected walkways, parking, etc. The entrances are compatible with surrounding development and aesthetically pleasing to adjacent areas.

Goal 3 – Encourage land use and transportation patterns that connect Louisville Metro and support future growth.

The proposed zone change and DDDP complies with applicable Objectives a, b, c, & d and Policies 1, 2, 3, 4, 5, 7, 10, 12, 14, 17, 18, 20 & 24 as follows:

The development plan complies with the objectives and policies of Goal 3 by providing walking and bicycling opportunities with the sidewalks and interconnected walkways and by providing a new neighborhood serving business reducing miles travelled by car by providing the activity center with additional development in this infill situation. The plan will not burden the transportation network with the low number of additional trips for a retail use. The plan is consistent with long range transportation plans of the community by promoting infill development along established routes. The parking requirements of the site consider the density of the use and the character and pattern of the Form District in that it will continue to serve the community. The plan also satisfies the policy of supporting biking and pedestrian travel by providing for those modes of access, with excess bike parking provided.

COMMUNITY FACILITIES

Goal 2 – Plan for community facilities to improve quality of life and meet anticipated growth.

The proposed zone change and DDDP complies with applicable Objective b and Policies 1, 2, & 3 as follows:

This development plan is not a community facilities plan, but it does locate development in areas currently served by existing infrastructure, it has adequate water supply so as to not burden existing or future community facilities.

ECONOMIC DEVELOPMENT

Goal 1 – Provide an economic climate that improves growth, innovation, investment and opportunity for all.

The proposed zone change and DDDP complies with applicable Objectives a, c, d, f & h and Policies 3, 7, & 9 as follows:

This development plan complies with Goal 1 of Economic Development as it provides economic climate that improves growth, innovation, and investment opportunity for all by providing for the reuse of a defunct business in an infill context. It locates these new potential use in an area with existing infrastructure in an efficient manner increasing goods and services in the area.

Goal 2 – Cultivate a vibrant, unique city that attracts, retains, and develops a highly-skilled workforce.

The proposed zone change and DDDP complies with applicable Objectives a, b, c, d, e, f, and g and Policies 1, 3, 4, 5, & 7 as follows:

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This development plan complies with Goal 2 of Economic Development as it enhances the quality of life in the area by developing a small infill location, while at the same time protecting and improving the economic value of the surrounding areas by assisting the economic viability of the activity center. It also satisfies the goal and policy of infill development to take advantage of the existing infrastructure.

LIVABILITY

Goal 1 – Protect and enhance the natural environment and integrate it with the built environment as development occurs.

The proposed zone change and DDDP complies with applicable Objectives d & e and Policies 7, 12, 17 23, 25, 26, 27, 28, 31, 32, 35, & 39 as follows:

The development plan complies with the objectives and policies of Goal 1 of Livability element in that it provides pedestrian and bicycle connectivity while not creating any substantial increase in traffic for the area. It also will continue to deal with any impacts to drainage associated with the site through the use of detention basins accounting for the impervious surface. Landscaping will be added where necessary and required under the Land Development Code to reduce the impacts of the site to nearby uses. Additional tree plantings are proposed over the LDC minimum and will result in an increase over the existing condition.

Goal 2 – Ensure equitable health and safety outcomes for all.

The proposed zone change and DDDP complies with applicable Objectives a, b, c & d and Policy 8 as follows:

The development plan complies with the objectives and policies of Goal 2 of Livability element by providing additional goods and services in close proximity to the consumers.

Goal 3 – Ensure equitable access to land use planning and Policy-making resources.

The proposed zone change and DDDP complies with applicable Objective c and Policies 1, 2, & 4 as follows:

The development plan complies with the objectives and policies of Goal 3 of Livability element providing equitable access to the land use planning and policy resources by providing the surrounding residents and property owners notice of the development changes, notice of all public meetings, by providing the neighborhood meeting, and providing an opportunity for area involvement in the plan design and sought-after zoning changes.

Goal 4 – Integrate sustainability and resilience in community planning processes.

The proposed zone change and DDDP complies with applicable Objectives a, b, c, e & f and Policies 1, 2, & 8 as follows:

The development plan complies with the objectives and policies of Goal 4 of Livability element by providing and enhancing choices for mobility and encouraging clean air by reducing miles driven by providing needed goods to an area needing same.

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The proposed zone change and DDDP complies with applicable Objectives and applicable Policies of Goal 1, 2, & 3 as it creates and locates necessary services and employment opportunities in an existing activity center near residential areas, thereby strengthening and supporting the housing in the area. This use will facilitate connected and mixed-use areas and ensure long term affordability and living options for all in the community.

* * *

For all of these and other reasons set forth on the Detailed District Development Plan/preliminary subdivision plan accompanying this application and in accordance with evidence to be presented at Planning Commission public hearings, this application will comply with all other applicable Objectives and Policies of the Plan 2040 Comprehensive Plan.

Respectfully submitted,

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