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STATEMENT OF COMPLIANCE WITH THE APPLICABLE GUIDELINES AND POLICIES OF THE CORNERSTONE 2020 COMPREHENSIVE PLAN

Applicant:

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FW Owens Company, LLC

Owner:

MAY 22 2017

The Williams Group, LLC

Location:

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4011 Shepherdsville Road

Proposed Form and Zoning
Districts and Use:

Zone change from PRO to PEC for use as a
contractor's shop

Engineers, Land Planners and
Landscape Architects:

Garber-Chilton Engineers

INTRODUCTORY STATEMENT

The subject property adjoins other PEC to the west and similarly used M-1 zoned properties to the east and is otherwise surrounded by other PRO, M-1, M-2, C-1, C-2, CM and OTF used and zoned properties. In other words there is no consistent zoning for this suburban workplace area, although the uses are consistently relatively intense industrial/commercial/office uses. The powerpoint presentation accompanying this application as presented at the neighborhood meeting includes LOJIC mapping and aerial and ground photographs demonstrating exactly this.

GUIDELINE 1: COMMUNITY FORM

The application complies with the Suburban Workplace Form District which is a form characterized by predominately industrial and office uses where the buildings are set back from the street in a landscaped setting. This application and the Detailed District Development Plan (DDDP) accompanying this application demonstrate compliance with the Suburban Workplace Form District given how the site will be utilized and will satisfy the Land Development Code (LDC) requirements of the PEC zoning and the Suburban Workplace Form District requirements.

GUIDELINE 2: ACTIVITY CENTERS

The application complies with the applicable Intents and Policies 1, 2, 4, 5, 14, 15 and 16 of this Guideline as follows.

Whereas the Intents and applicable Policies of this Guideline seem to pertain more to commercial and mixed uses, the concepts of planned, efficient and compact development along or near transit routes all pertain to this site and area. It matters not so much what the specific

zoning is for a given property in this area as matters the relationship of uses on properties and their proximities to uses of similar and compatible kinds. The application complies with this Guideline because of the fact that, as stated above, this and all of the nearby properties are similarly intense workplaces dependent upon good transportation systems for the kinds of truck traffic that utilize them and employees that generally work during the peak traffic hours.

GUIDELINE 3: COMPATIBILITY

The application complies with the applicable Intents and Policies 1, 2, 5, 6, 7, 8, 9, 12, 17, 21, 22, 23, 24, and 29 of this Guideline as follows.

The Intents and applicable Policies all pertain to the issues of impact mitigation. Sometimes this can be through building design and materials. Given that the adjoining and nearby properties as referenced above encompass a wide variety of relatively intense industrial, commercial and office users, the land and building design for this site is, as shown on the powerpoint accompanying this application, compatible with all these others. As a contractor's shop, its main impact will be occasional, not continuous, traffic in and out of the site. Apart from that it should not have any negative odor, noise, lighting or visual impacts on nearby like kind users.

GUIDELINE 6: ECONOMIC GROWTH AND SUSTAINABILITY

The application complies with the applicable Intents and Policies 1, 2, 4, 6, 8, 10 and 11 of this Guideline as follows.

The Intents and applicable Policies of this Guideline all pertain to the issues of assuring availability of adequate usable land for such uses as these, to reduce public and private costs for land development, to preserve workplaces, to provide for appropriate access, to invest in developing and redeveloping industrial areas, to locate industries where other industries already exist and in the activity centers in and around those industrial areas, to assure that transportation is adequate in and out of industrial areas and properties such as this, and to continue to redevelop and adaptively reuse vacant properties like this.

This property is available to accommodate an essential use to a community that needs contractors to continue to build and develop in order to grow. The applicant plans to redevelop and utilize this property in a manner compatible with adjoining and surrounding uses.

GUIDELINES 7, 8 and 9: CIRCULATION, TRANSPORTATION FACILITIES AND ALTERNATIVE TRANSPORTATION MODES

The application complies with the applicable Intents and Policies 1, 2, 3, 4, 10, 11, 12 and 15 of Guideline 7, Policies 5, 7, 9, 10, and 11 of Guideline 8, and Policies 1, 2, 3 and 4 of Guideline 9 of these Guidelines as follows.

If not already, then by time of LD&T review, this application will comply with the multiplicity of issues that are typically reviewed by Metro Transportation Planning and Public Works in connection with those agencies' reviews of DDDPs such as the one submitted with this application. In that regard, Garber-Chilton Engineers, a professional land planning and engineering firm that has worked on this DDDP, has already taken into account in its design such issues as appropriate access, internal circulation, adequate parking, adequacy of street access,

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appropriate site distances and even whether sidewalks and bicycles need to be provided/accommodated. All of these things are either addressed on the DDDP accompanying this application or will be further addressed prior to docketing for, or at the time of, LD&T and Planning Commission consideration.

GUIDELINES 10 & 11: FLOODING, STORMWATER AND WATER QUALITY

The application complies with the applicable Intents and Policies 1, 3, 6, 7, 10 and 11 of Guideline 10 and Policies 3 and 5 of Guideline 11 of these Guidelines as follows.

The Intents and applicable Policies of these Guidelines raise issues that are already regulated by MSD. By the time that the DDDP accompanying this application is docketed for LD&T review, it must have received the preliminary stamp of approval from MSD demonstrating compliance with all of these Policies. That is to say that stormwater will be accommodated at the nearby regional detention basin, which, if insufficient to address stormwater issues accompanying this site, will be addressed by on-site detention. Further, at construction stage, work done on this property must be performed in compliance with the soil erosion and sediment control regulations of MSD. Provisions for water quality must also be addressed on construction plans, pursuant to MSD regulations.

GUIDELINE 12: AIR QUALITY

The application complies with the applicable Intents and Policies 1, 2, 3, 4, 6, 8 and 9 of this Guideline as follows.

Because this is a Suburban Workplace Form District to and from which employees and truck traffic already commute for employment and business purposes and because nearby road systems are adequate to accommodate all of this traffic, this proposal has a positive impact on air quality by not increasing vehicle miles traveled or further congesting already congested roads.

GUIDELINE 13: LANDSCAPE CHARACTER

The application complies with the applicable Intents and Policies 1, 2, 4, and 6 of this Guideline as follows.

The landscape plan to be discussed at LD&T and public hearing and eventually to be filed post DDDP approval, will comply with the LDC.

GUIDELINES 14 & 15 : INFRASTRUCTURE AND COMMUNITY FACILITIES

The application complies with the applicable Intents and Policies 2, 3, 4, 6 and 7 of Guideline 14 and Policies 3, 4, and 9 of Guideline 15 of these Guidelines as follows.

Adequate water supply, sewage treatment, other utility services and public services are available to serve this site.

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The application complies with all other relevant and applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan for all the reasons noted above and on the accompanying DDDP and as will be further demonstrated at LD&T and at the Planning Commission public hearing.

Respectfully submitted,

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