

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

<u>Owner - Applicant:</u>	Thompson Brothers Plumbing LLC
<u>Owner - Applicant:</u>	Tommy & Donna Lago - Lagos Logos
<u>Owner - Applicant:</u>	Pauline Vittitoe – Jesses Lawn Service
<u>Location:</u>	438,440 & 452 Roberts Avenue
<u>Proposed Use:</u>	Plumbing, Graphic Arts and Lawn Care Business

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**SUMMARY STATEMENT**

This proposal is for a change in zoning from R-4 to C-2 of an existing 1.36 acres of property comprised of three existing lots on the south side of Roberts Avenue. Approval of this proposal will permit the subject properties to be utilized as an office and shop for the Thompson Brothers Plumbing, Lagos Logos and Jesses Lawn Service as expansions of their existing operations.

Two buildings are currently located on the site; a former house presently utilized as the office, and a metal building constructed last year that is used to store supplies for the business. Another matching metal building is being proposed to provide additional storage as well as some contractors shop functions.

Located at 436 Roberts Avenue, Thompson Brothers Plumbing primarily uses this site is to serve as a dispatching office for plumbers who are working independently at job locations throughout the metro and most of whom only visit this office location three or four times a year. There are no showrooms or retail operation on site so customer visits are limited to occasional trips for bill payments.

Located at 448 Roberts Avenue, Lagos Logos, produces a variety of graphic arts products. The owners live on site, and have a maximum of 3 employees on hand to assist. It is not a retail operation but rather an office and production location. They are proposing to construct a metal container structure for storage on the recently acquired lot.

Located at 452 Roberts Avenue, Jesses Lawn Service is proposing a new metal building to store and work on its' lawn service equipment. The owners family members live on site.

Given their location among a mix of other service oriented businesses on Roberts Avenue and because it will allow the improvement of a existing locally owned businesses, this zoning change all three lots is appropriate.

### **GUIDELINE 1 – COMMUNITY FORM**

The subject property is located in the Traditional Neighborhood Form District on Roberts Avenue where both commercial and industrial uses have already been mixed in with residential uses. This proposal would be similar in appearance and operation to other uses on the street. Additionally, this particular property is located near the Southside Drive commercial corridor and also backs up to the larger Kenwood Business Center.

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### **GUIDELINE 3 – COMPATIBILITY**

The intent and policies of this guideline are, among other things, “to ensure that new development is appropriate in scale, design, and materials along with ‘measures to mitigate potential impacts of the development.

This proposal preserves three houses which are the most visible buildings from Roberts Avenue. The metal buildings which are to be constructed are sited near the rears of the property and are less visible from the street. This proposal maintains an 8’ wood fence to screen the vehicular area from adjacent residential properties and preserves the existing vegetation along the rear and side property lines. No site lighting is proposed.

### **GUIDELINE 6 – MARKETPLACE**

This guideline encourages the redevelopment, rehabilitation and reinvestment in declining neighborhoods and older industrial areas that is consistent with form district guidelines.

This proposal is all about improvement of existing properties and is in keeping with the transformation of Roberts Avenue into a mixture of residential and commercial uses. The proposal allows the expansion of existing business but not to a level beyond that of other service oriented businesses along Roberts Avenue.

### **GUIDELINE 7 – MOBILITY / TRANSPORTATION, ALTERNATIVE MODES OF TRANSPORTATION AND AIR QUALITY**

The intent and policies of these guidelines are to provide for safe and proper functioning of the street network that does not exceed carrying capacity of streets, to promote efficient internal and external circulation of all new development, and to ensure transportation facilities

that are safe, efficient with attention to air quality and which minimize impacts upon the community and that accommodate alternative modes of transportation and the needs of the elderly and handicapped.

These three businesses as currently operating or with the minor expansion envisioned in this proposal, do not generate many vehicular trips. Adequate parking for staff and occasional visitors will be provided in conformance with the development code; even so, total parking for all three businesses will be 14 spaces.

In accordance with the staff review a 5' concrete sidewalk is proposed to be constructed across the properties frontage.

Air Pollution Control District has assessed the project and has determined that the proposed addition will not have an adverse air quality impact on the National Ambient Air Quality Standard for carbon monoxide.

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**GUIDELINE 10 – LIVABILITY/ENVIRIONMENT AND LANDSCAPE CHARACTER**

The intent and policies of this guideline are to mitigate potential impacts to the drainage systems as well as to protect and enhance landscape character by protecting woodlands and ensuring appropriate landscape design for different types of land uses.

The existing drainage pattern is best characterized as sheet drainage to a roadside ditch to the north will be unaffected by this development as no earthwork is proposed. The impacts of the increase in runoff from the new construction will be mitigated by two small interconnected raingardens.

A number of existing deciduous trees will be preserved near the property lines both on all three of the subject tracts. This existing vegetation serves to buffer the neighborhood from larger industrial uses to the south.

The application complies with all other relevant and applicable guidelines of the Cornerstone 2020 Comprehensive Plan.

( See supplemental photographs attached )

16 ZONE 1025