

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

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## **STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, GUIDELINES AND POLICIES OF THE CORNERSTONE 2040 COMPREHENSIVE PLAN**

Applicant/Owner: GDBA, LLC

Location: 11651 & 11661 Blankenbaker Access Drive

Proposed Use: Recreational Vehicle and Boat Storage

Engineers, Land Planners and  
Landscape Architects: Land Design & Development, Inc.

Request: Change in zoning from M-2 and CM to M-2

### **INTRODUCTION**

GDBA LLC is proposing to utilize a vacant 3.73 acre site located at 11651 & 11661 Blankenbaker Access Drive for a recreational vehicle and boat storage facility. The site is located in the Suburban Workplace Form District in a predominantly industrial area.

### **COMMUNITY FORM**

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

The proposal complies with Policies 6, 7, 8, 15,16, 17, 18 and 21 as the site is located in an area predominated by existing industrial zoning districts and uses and will not constitute an expansion of non-residential uses into an existing residential area. This higher intensity use is located at the intersection with Blankenbaker Parkway a minor arterial serving employment and activity centers with adequate infrastructure in an appropriate form district that will not cause disproportionate impacts to disadvantaged populations away from schools, parks or vulnerable populations. There are no adverse traffic impacts on nearby existing communities as access to the site is from Blankenbaker Access Drive, a primary collector roadway connecting to Blankenbaker Parkway, a minor arterial. The site is located away from existing residential areas that would need protection from potential nuisances. The site is also located a sufficient distance from the Tyler Settlement Area that there will be no impacts, visual or otherwise.

*Goal 2- Encourage sustainable growth and density around mixed-use centers and corridors.*

The proposal complies with Policies 1, 6 and 7 because the proposed site is located on the southern portion of an existing industrial activity center and constitutes a more compact development pattern compatible with an existing activity center.

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*Goal 3- Enhance neighborhoods by protecting and integrating open space, watersheds and other natural resources.*

The proposal complies with Policy 9 because the site lays well below the surrounding roadways and railroad tracks (@35' on the north and @15' on the south. There is an intermittent stream running north to south that bisects the western third of the site. A 25' stream buffer is provided as shown on the development plan.

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

The proposal complies with Policies 1 and 2 because there are no distinctive cultural features or historic buildings or landscapes on this site, except as noted above.

### **MOBILITY**

*Goal 1- Implement an accessible system of alternative transportation modes.*

The proposal complies with Policy 4 as it allows higher intensity uses in an existing industrially dominated activity and employment center.

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

The proposal complies with Policies 2, 3, 4, 5, 6, 9 and 10 because the site is easily accessible by car and as a storage facility for RVs and boats it is highly unlikely that anyone will utilize pedestrian and bicycle modes of transportation for access to the site. Due to topographic conditions a sidewalk waiver or fee-in-lieu will be sought along Blankenbaker Access Drive. As a storage facility the trip generation will be much less than other industrial uses. There are no impacts to freight routes and the small amount of traffic generated will predominantly be during off-peak hours and yet is conveniently located for existing residential developments in the vicinity. No new transportation infrastructure will be needed as existing conditions are fully adequate to support the facility.

### **COMMUNITY FACILITIES**

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

The proposal complies with Policies 1, 2 and 3 because water is available to the site and sewer facilities will be provided by lateral extension. As a storage facility with usually one employee on site at any given time, the flow will be minimal, and will not strain existing infrastructure.

### **ECONOMIC DEVELOPMENT**

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

The Proposal complies with Policies 1, 2 and 5 because the site is located in the appropriate Suburban Workplace Form District and an existing industrial activity center near an arterial street and an existing industrial subdivision.

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**LIVABILITY**

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

The proposal complies with Policy 17 as a karst survey has been performed and no karst features are found on the site. The proposed 9,500 square foot detention facility will ensure that post-detention flows will not exceed pre-detention flows for 2, 10, 25 and 100 year storm events or will not exceed the capacity of downstream systems, whichever is more restrictive. The site is not located in a regulatory floodplain.

**HOUSING**

*Goal 3- Ensure long-term affordability and livable options in all neighborhoods.*

The proposal is for a zoning district that does not permit housing. It also complies with Policy 2 as there will be no displacement of existing residents from their communities.

\* \* \*

Based upon the forgoing, this proposal overwhelmingly complies with all other applicable Guidelines and Policies of the Cornerstone 2040 Comprehensive Plan.

Respectfully submitted,

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