

Bluegrass Lawn & Garden, Inc.

6502 Blevins Gap Road

Case No. 18ZONE1015

Statement of Compliance

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MAR 28 2018

DESIGN SERVICES

The subject property is a vacant lot situated on Blevins Gap Road near the crossing of the CSX railroad tracks between Dixie Highway and East Orell Road. Currently, the property is zoned R-4. The applicant proposes to rezone to CM to build a warehouse for overflow storage for his lawn and garden business, Bluegrass Lawn & Garden, which is located on the same block along Dixie Highway. The proposed zoning is the least intense commercial zoning possible for the proposed use, and is consistent with the other commercial uses on the block, including applicant's business.

Guideline 1-Community Form

The proposal complies with the intent of Guideline 1. Although the property is within a Neighborhood form district, this form district is misapplied to the property as it is surrounded by other light commercial uses along Dixie Highway and Blevins Gap Road, including applicant's lawn and garden business, two auto repair shops, and a VFW Post. The proposed warehouse is compatible with the scale and function of these surrounding commercial uses. The majority of the nearby residential uses are separated from the property by the railroad tracks to the east.

Guideline 2-Centers

The proposal complies with the intent and applicable policies of Guideline 2. The subject property fronts a collector road that feeds the arterial commercial corridor along Dixie Highway one block to the west. The proximity of Dixie Highway provides minimally intrusive access for delivery vehicles accessing the property.

Guideline 3-Compatibility

The proposal complies with the intent and applicable policies of Guideline 3. The property is located on a block with light commercial uses along Dixie Highway and Blevins Gap Road, including applicant's lawn and garden business, two auto repair shops, and a VFW post. The property will have landscape buffering and a security gate along the north side of the property that fronts the residential uses across Blevins Gap Road. The railroad separates the property from the residential uses that predominate to the east. Due to the small size and configuration of the property, the only viable access point to the property is along Blevins Gap Road, which connects to the nearby arterial Dixie Highway to the west within 1,000 feet. The size and configuration of the property also requires parking and loading at the front of the property. Delivery vehicles would be unable to maneuver around the proposed warehouse within the bounds of the property to reach a rear parking and loading location.

Guidelines 4-Open Space and 5-Open Space and Scenic and Historic Resources

The proposal complies with the intents of Guidelines 4 and 5. Open space is not required, and the proposal includes tree planting along the western and southern property line.

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Guidelines 7-Circulation, 8-Transportation Facility, and 9-Bicycle, Pedestrian and Transit

The proposal complies with the intent of Guidelines 7, 8, and 9. The property is linked to Dixie Highway within 1,000 feet to the west, which will be the primary route of access for delivery vehicles accessing the property. The property's proposed use as a warehouse requires minimal parking, and three compliant parking spaces are provided. Because there are no connecting sidewalks along Blevins Gap Road, the applicant proposes to pay a fee in lieu of providing sidewalks that would not provide any benefit to the area.

Guidelines 10-Flooding and Stormwater and 11-Water Quality

The proposal complies with the intents of both Guidelines 10 and 11. A detention basin is proposed on the west side of the property to meet MSD requirements. The proposal will comply with all other MSD regulations.

Guideline 13-Landscape Character

The proposal complies with the intent of Guideline 13. The subject property will be include appropriate landscape buffering in light of the surrounding land uses.

Guideline 14-Infrastructure

The proposal complies with the intent of Guideline 14. The subject property has existing access to utilities and water. Louisville Water Company and fire authorities have not indicated any issues with the proposal.

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