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

<u>Applicant & Owner:</u>	Golden Wash, LLC
<u>Location:</u>	5437 New Cut Road
<u>Proposed Use:</u>	Commercial/Retail center
<u>Engineers, Land Planners and Landscape Architects:</u>	AL Engineering, Inc.
<u>Request:</u>	Zone change from R-5 to C-1

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) comply with applicable Objectives a, b, c, e & f and applicable Policies 1, 2.1, 3.1.5., 4, 6, 7, 14, 15, 17, 18, 19 and 20, as follows:

The proposed change in zoning to C-1 complies with Goal 1 in several ways. A small neighborhood serving retail center is proposed in an existing Town Center where a large retail activity center already exists. There is a substantial residential area both single and multi-family that would benefit from additional goods and services.

The new retail center will provide additional goods and services while also supporting the existing retail stores in the proposed center and position the overall development to adapt readily now and in the future to new market demands. Its location close to neighboring residential developments will be convenient for the residents and will reduce vehicle miles travelled for those seeking routine neighborhood serving products and services without driving to large commercial centers. The rezoning will serve the suburban area in a robust and healthy commercial manner fulfilling the Town Center form district goals.

The development and proposed zone change will remain compatible with the scale and site design of the neighboring residential. The rezoning will allow additional goods and services through the development of this small parcel in the best way possible. This rezoning will not cause the expansion into residential areas. The potential adverse impacts, such as noise, lighting and traffic will continue to be mitigated through the use of buffers, setbacks and compliance with the Land Development Code to the greatest extent possible.

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

The proposed zone change and DDDP comply with applicable Objectives a, b & d and Policies 1, 2.1, 5, 6, 7, 8, 9 and 10 as follows:

The proposed change in zoning from R-4 to C-1 to allow the additional retail uses that will encourage sustainable growth and avoid potential decline and will continue to provide goods and services in an existing activity center and along commercial corridors by placing low intensity commercial uses compatible with the neighborhoods and existing infrastructure. The design is appropriate with adjacent uses that will serve the needs of the surrounding community. The development will be compact in an existing activity center resulting in efficient land use and it will take advantage of and compliment cost-effective infrastructure investment. The mixture of compatible neighborhood serving uses will reduce traffic and limit trips for customers and users of the site, along with providing “capture trips” by providing additional retail services to those already traveling New Cut Road and southside Drive avoiding more lengthy trips. The potential uses are not ones that would be destinations, or if so, ones they would go during non-peak hour times. This site is within a corridor where major support population exists. As a relatively small retail center, it will be compact and will contain a mixture of acceptable/desirable retail/residential uses, complimentary to what exists in the growing area. In meeting with adjacent neighbors, the Applicant has agreed to prohibit payday loan stores and car washes by binding element. According to the New Cut Road/Taylor Boulevard Corridor Study this is a commercial node which punctuates an otherwise predominantly single-family residential use area (p. 38) and suggested objective for the area is to focus on neighborhood serving commercial development (p. 63).

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

The proposed zone change and DDDP comply with applicable Objectives a and d, and Policies 9, 10, 11 and 12 follows:

The proposed development plan will enhance the surrounding neighborhoods by not diminishing any open space or natural resources. There are no natural features or wet or highly permeable soils, severe, steep, or unstable slopes on the site. The zoning change will not impact any flood prone areas and there are no known kart areas on the site. 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 comply with applicable Policies 1 & 2 as follows:

There are no historic buildings or features on the property. The rezoning and development plan will essentially provide an infill activity center 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 e and Policy 4 as follows:

Although the neighborhood serving mixed use retail is more intense than the existing, but less intense than adjacent zoning, it is a small-scale development to serve the surrounding existing and approved and future residential with access from New Cut Road, a major arterial and Southside Drive, a minor arterial. Sidewalks are currently available along New Cut and Southside. TARC service is available to the site.

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

The proposed zone change and DDDP comply with applicable Objectives a, b, c & d and Policy 4 as follows:

The development plan complies with the objectives and applicable policy of Goal 2 by promoting safe, accessible and efficient transportation uses by accommodating pedestrian, bicycle and vehicular access to a minor arterial (Southside Drive) and a major arterial (New Cut Road) which is not through areas of significantly lower density or intensity and will not thereby create a nuisance.

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

The proposed zone change and DDDP comply with applicable Objectives a, b, c, & d and Policies 1, 2, 3, 4, 5, 6, 9 and 10 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 mix of complimentary neighborhood serving businesses, services and 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 but will allow the site to continue to be consistent with the purpose of the Town Center. The parking requirements of the site consider the intensity and 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. All required utilities are available to the site.

COMMUNITY FACILITIES

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

The proposed zone change and DDDP comply with applicable 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 and access to sewers such that it will 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 b, d, f & h and Policies 2, 3, and 4 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 use of an otherwise underutilized parcel in an infill context. It locates these new potential uses in an area with existing infrastructure in an efficient manner increasing economic opportunities in the area. It will also provide opportunities to small businesses by providing another location with convenient access to major arterials and roadway infrastructure without generating high volumes of traffic. The site is not located near the airport of the Ohio River. The New Cut/Taylor Boulevard Corridor Study notes that there is over a \$76 million gap between supply and demand for retail trade in the study area (p.24).

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 comply with applicable Policy 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 new traffic for the area. Landscaping will be added where necessary and required under the Land Development Code to reduce the impacts of the site to nearby uses. There are no known karst features on the site.

HOUSING

The proposed zone change and DDDP comply with applicable Objectives and applicable Policies of Goal 1, 2, & 3 as it creates and locates necessary services and employment opportunities 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. The proposed zoning will support diversity in mixed-income and inter-generational residency without displacing any current residents.

* * *

For all of these and other reasons set forth on the Detailed District Development 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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