

CONDITIONAL USE PERMIT JUSTIFICATION STATEMENT  
DOG TRAINING FACILITY PROPOSAL  
(Land Development Code § 4.2.17)  
4600 Shepherdsville Road

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The proposed Dog Training Facility (the "Facility") conditional use permit conforms to the Land Development Code and to the Comprehensive Plan effective for Louisville and Jefferson County, Kentucky, in which the site lies.

The Facility will not have an adverse effect on neighboring property because it has existed at this site for numerous years and is a community-serving land use.

The proposal is not in conflict with the goals and plan elements of the Comprehensive Plan as demonstrated in this Justification Statement. The proposed use is essential to or will promote the public health, safety and general welfare in one or more zones because it will provide dog training which promotes the public health, safety and general welfare of the citizens of Jefferson County.

The site, located at 4600 Shepherdsville Road, is situated in M-1 zoning district.

### Conformance with Comprehensive Plan

**Community Form Guideline 1.** The proposal conforms to Community Form Guideline 1 and all applicable Policies adopted thereunder, including Policy 1.B.10 because it is situated in a Suburban Workplace. The proposal constitutes a use that fits with the industrial and office use setting and the other businesses in the vicinity.

**Compatibility Guideline 3.** The proposal conforms to Compatibility Guideline 3 and all applicable Policies adopted thereunder, including Policies 3.1, 3.5, 3.6, 3.7, 3.8, 3.9, and 3.28. The proposal constitutes a use that fits with the industrial and office use setting and the other businesses in the vicinity. There will be no nuisances associated with this proposal related to odor, air quality emissions, excessive traffic volumes, noise, lighting or visual impacts. The signs for the Facility will remain the same and won't be changing.

**Natural Areas and Scenic and Historic Resources Guideline 5.** The proposal conforms to Natural Areas and Scenic and Historic Resources Guideline 5 and all applicable Policies adopted thereunder, including Policies 5.1, 5.2, 5.3, and 5.6. There are no cultural or historic resources on site and soils are not unstable.

**Circulation Guideline 7.** The proposal conforms to Circulation Guideline 7 and all applicable Policies adopted thereunder, including Policies 7.1, 7.2, 7.3, 7.6, 7.10, 7.13,

and 7.16. It is anticipated that the Louisville Metro Department of Public Works will approve the application, which will indicate that the proposal has adequate and safe connections and that on-site maneuvering is safe and efficient for motorists and pedestrians, and that there are adequate parking spaces on site pursuant to Land Development Code requirements.

**Bicycle, Pedestrian and Transit Guideline 9.** The proposal conforms to Bicycle, Pedestrian and Transit Guideline 9 and all applicable Policies adopted thereunder, including Policies 9.1, 9.2, 9.3, and 9.4. Existing sidewalks are located along Shepherdsville Road. Bicycle storage facilities are located on the interior of the buildings.

**Flooding and Stormwater Guideline 10.** The proposal conforms to Flooding and Stormwater Guideline 10 and all applicable Policies adopted thereunder, including Policies 10.1, 10.3, 10.7, and 10.11. Existing stormwater runoff rates will not be exceeded by post-approval rates. The site is served by a MSD wastewater facility.

**Air Quality Guideline 12.** The proposal conforms to Air Quality Guideline 12 and all applicable Policies adopted thereunder. The proposal will not cause a violation of ambient air quality standards for carbon monoxide.

**Infrastructure Guideline 14.** The proposal conforms to Infrastructure Guideline 14 and all applicable Policies adopted thereunder, including Policies 14.2, 14.3, 14.4, 14.6 and 14.7. The proposal has adequate service for all necessary utilities. An adequate water supply for domestic and fire-fighting purposes serves the site.

**Community Facilities Guideline 15.** The proposal conforms to Community Facilities Guideline 15 and all applicable Policies adopted thereunder, including Policy 15.9. Fire fighting services will be provided by the Buechel Fire Protection District.

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