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**ZONING JUSTIFICATION  
5520 BARDSTOWN ROAD  
Project #15REZONE1067**

The subject property is located at 5520 Bardstown Road, Louisville, Kentucky 40291. The property is owned by Cayman Investments, LLC and is currently vacant. Previously the property operated as a Swifty gas station. Underground gas tanks were removed end of 2014 and the owner received official approval for "no further action" from state Energy and Environmental Cabinet on January 13, 2015. The proposal for the property is for C-2 to support an automobile dealership. The existing building on site will serve as sales office, and the existing lot will be used for outdoor sales and customer parking. There will be no major physical improvements to the site

The zoning application complies with regulations of the Land Development Code and the Comprehensive Plan. There will be no major physical changes to the building or site.

**COMPREHENSIVE PLAN GUIDELINES**

Compliance with specific applicable Guidelines and Policies of the Comprehensive Plan are set forth in this Justification Statement.

**Guideline 1: Community Form**

- B.8 The property lies within the Suburban Workplace Form District. The proposal is consistent with the existing commercial zoning and use along the Bardstown Road corridor.
- B.8 Sidewalks exist along the property frontage and are being improved upon/extended with a new stub from the sidewalk to parking lot, providing direct pedestrian access onto site.
- B.8 Existing structure and parking are being used for the proposal. Existing curb cut is being reduced and a second one removed creating safer conditions.

**Guideline 2: Centers**

- A.1-7 This site will provide a new service along an already existing active commercial area within a compact space.
- A.14 Existing utilities will be utilized.
- A.15 Parking is located directly adjacent to building minimizing pedestrian and vehicular conflict. Outdoor sales area is located on the perimeter of the lot providing clear views of vehicular traffic and safe conditions. Sidewalk stub from existing sidewalk into parking lot is provided.
- A.16 Site is located on TARC route between two stops.

**Guideline 3: Compatibility**

- A.1 Existing structure to be reused; its scale is consistent with other commercial development in the area.
- A.2 Architecture and building materials are consistent with nearby structures.
- A.4-7 Property is surrounded by other commercial uses.
- A.8 Lighting is compliant with the LDC.
- A.9 Landscaping (three foot screen and trees) will be added to property frontage.
- A.11 Commercial use is located along transit corridors and near activity centers.
- A.12 New handicap ramps will be provided as needed.
- A.21-22 Transition between roadway and vehicular use area/outdoor sales will be partially screened by landscaping requirements.
- A.23 Appropriate setbacks are provided.
- A.24 Parking areas are not located adjacent to residential areas.
- A.28 Existing sign will be re-faced.

**Guideline 4: Open Space**

Open space is not required and no natural features are present on site.

**Guideline 5: Natural Areas and Scenic and Historic Resources**

There are no known affected natural, scenic or historically significant resources.

**Guideline 6: Economic Growth and Sustainability**

- A.6 Site is located along major arterial road.

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**Guideline 7: Circulation**

- A.1 Roadway improvements are not warranted with this proposal.
- A.2 An existing entrance into the site is being reduced in width by more than 30 feet to a standard 24' entrance. The second entrance nearest Hudson Lane is being closed, both resulting in safer vehicular conditions.
- A.3-4 Sidewalks exist along the property frontage and are being improved upon/extended with a new stub from the sidewalk to parking lot, providing direct pedestrian access onto site and access to transit corridor.
- A.9 Right-of-way is fairly consistent along this stretch of Bardstown Road and provides adequate space for roadway, sidewalk, and buffering area.
- A.10 Adequate parking is provided.
- A.14 The existing entrance closest to Hudson Lane is being closed.
- A.15 The entrance to be utilized is being reduced in width by more than 30 feet to a standard 24' entrance.

**Guideline 8: Transportation Facility Design**

- A.9 An existing entrance into the site is being utilized.
- A.11 Parking is located directly adjacent to building minimizing pedestrian and vehicular conflict. Outdoor sales area is located on the perimeter of the lot providing clear views of vehicular traffic and safe conditions.

**Guideline 9: Bicycle, Pedestrian and Transit**

- A.1-2 Sidewalks exist along the property frontage and are being improved upon/extended with a new stub from the sidewalk to parking lot, providing direct pedestrian access onto site and access to transit corridor.

**Guideline 10: Flooding and Stormwater**

No increase in impervious area. Existing infrastructure will be utilized.

**Guideline 11: Water Quality**

The development will not adversely affect water quality or erosion.

**Guideline 12: Air Quality**

APCD finds no negative impact on air quality for this development.

**Guideline 13: Landscape Character**

There is no existing tree canopy to protect. Trees will be added along the Bardstown Road frontage.

**Guideline 14: Infrastructure**

- A.3-4 This development is utilizing existing infrastructure.

**Guideline 15: Community Facilities**

This development is utilizing existing infrastructure and community facilities.

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