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STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GUIDELINES AND POLICIES OF THE CORNERSTONE 2020 COMPREHENSIVE PLAN

Applicant/Owner: L&N Federal Credit Union

Location: 9101, 9104R, 9109 Lantana Drive; and 9113 and
9115 Smyrna Parkway

Proposed Use: Office/Credit Union Headquarters

Request: Zone change from R4 to OR-3

Engineers, Land Planners and
Landscape Architects: BTM Engineering, Inc.

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INTRODUCTION

GUIDELINE 1 – COMMUNITY FORM

This application complies with this Guideline because the Suburban Neighborhood Form District is characterized by *predominantly* residential uses but that also includes, at appropriate locations, a mixture of uses, such as offices, retail shops, restaurants and services to serve the residential areas; the proposed use is at a scale appropriate for the area, with significant landscaping buffers and other screening for the adjacent residential areas; the detailed district development plan (the “DDDP”) is in an appropriate location along the major Smyrna Parkway corridor; this office development is precisely what is contemplated by the Neighborhood Form District, which will provide much improved buffering from the higher intensity use and the busy Smyrna Parkway corridor; and

GUIDELINE 2 - CENTERS

This application complies with the Intents and applicable Policies 1, 2, 4, 5, 7, 9, 11, 13, 14 and 15 of the Guideline as follows.

The overall site subject of this rezoning looks and feels very much like the balance of the existing CN and OR3 zoned properties to the south which are the current corporate offices and branch bank for the applicant, L&N Federal Credit Union to compliment and complete its corporate campus; it creates a focal point in the area, connecting the corner of the Gene Snyder Freeway and the collector, Smyrna Parkway, with pedestrian connections to the residential areas, while at the same time provided appropriate buffers to mitigate any impacts; utilities are available at property lines and this has proven to be a good location for offices because of its location on a primary collector immediately adjacent to the Gene Snyder Expressway, with significant intensity of residential uses and commercial uses south of the site. Locating this

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corporate office building as proposed on this site reduces vehicle miles traveled and further improves the vitality of the area, particularly on the undeveloped lots next to the Gene Snyder Expressway; and the proposed development serves to revitalize a portion of the Smyrna Parkway and immediate surroundings that are presently underutilized and in need of rejuvenation; and it conforms to a “neighborhood center” in that this area along Smyrna Parkway acts currently and will continue to compliment the area of intensity for the commercial “center” where it belongs along Smyrna Parkway; and further it is appropriately located on a primary collector and the Gene Snyder Expressway; and

GUIDELINE 3: COMPATIBILITY

This application complies with the Intents and applicable Policies 1, 2, 4, 5, 6, 7, 8, 9, 11,12, 21, 22, 23, 24, 28 and 29 of this Guideline as follows.

As referenced above, the overall site subject of this rezoning looks and feels very much like the balance of the existing CN and OR3 zoned properties to the south which are the current corporate offices and branch bank for the applicant, L&N Federal Credit Union, to compliment and complete its corporate campus in a compatible style, the only difference being that the style upgrades the quality by a significant degree; the proposed building is residential in style and design, two stories in height of brick construction. In addition to these aesthetic factors, office building does not create odors or noise. Lighting will be directed down and away from nearby residential properties and will be in compliance with lighting restrictions of the Land Development Code (LDC).

GUIDELINE 6: ECONOMIC GROWTH AND SUSTAINABILITY

This application complies with the Intents and applicable Policies 2, 3, 6, and 7 of this Guideline as follows.

As referenced above, this is a vacant site; Smyrna Parkway has proven to be a great location for the corporate office building because it is a center of fairly intense residential and commercial activity. Therefore, redeveloping this overall site will lead to a continuing revitalization of Smyrna Parkway, south of the Gene Snyder.

GUIDELINES 7, 8 AND 9: CIRCULATION; TRANSPORTATION FACILITY DESIGN; AND BICYCLE, PEDESTRIAN AND TRANSIT

This application complies with the Intents and applicable Policies 1, 2, 3, 4, 6, 10, 11, 12, 13, 14, 16 and 18 of Guideline 7; Policies 7, 9, 10 and 11 of Guideline 8; and Policies 1, 2, 3 and 4 of Guideline 9 as follows.

The office development will have a shared point of access from the existing curb cut for the existing L&N Federal Credit Union branch bank and office from the adjoining site to the south. It provides for excellent cross-connectivity and helps address issues of traffic congestion at peak hours.

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Furthermore, the detailed district development plan (DDDP) accompanying this zoning application must receive the preliminary stamps of approval from Metro Transportation Planning and Public Works, prior to docketing of this application for any Planning Commission public review. Those agency reviews will look at the proposed points of access and connections as well as corner clearances, site distances, median opening and adequacy of parking.

Transit is available in the area and sidewalks will be provided where required; also bicycle parking will be accommodated.

GUIDELINE 10: FLOODING, STORMWATER

This application complies with Intents and applicable Policies 1, 3, 6, 7, 10 and 11 of Guideline 10 as follows.

Post-development rates of runoff will not exceed pre-development conditions. Additionally, because area residents have advised the applicant of drainage problems in the area, the applicant has promised to have his engineer review these drainage conditions and advise MSD of them so as to determine whether reasonable repairs and/or mitigation measures can be made to existing storm water systems in association with this proposed office development; and,

GUIDELINE 11: WATER QUALITY

This application complies with the Intents and applicable Policies 1, 3 and 5 of this Guideline as follows.

At time of construction, the developer of this site will be required to comply with MSD's soil erosion and sedimentation control regulations. Also, new water quality standards have been implemented by MSD which must be addressed as well at time of construction plan approval.

GUIDELINE 12: AIR QUALITY

This application complies with the Intents and applicable Policies 1, 2, 3, 6, 7, 8 and 9 of this Guideline as follows.

As referenced above, this proposed corporation office is basically an expansion of the existing branch bank, call center and offices located south of this proposed site. Thus reducing vehicle miles traveled for people already engaged in commerce and residing in this area. Reduced miles traveled leads to improved air quality.

GUIDELINE 13: LANDSCAPE CHARACTER

This application complies with the Intents and applicable Policies 1, 2, 4, 5 and 6 of this Guideline as follows.

The LDC requires tree canopies as well as both perimeter and interior landscaping of all sites. This application will comply with LDC standards, and will provide screening and buffering as promised nearby residents as explained above.

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For all of the above-stated reasons, plus those that will be further explained at the LD&T meeting and Planning Commission public hearing, this application complies with all other applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan.

Respectfully submitted,

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