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## STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, GUIDELINES AND POLICIES OF THE CORNERSTONE 2040 COMPREHENSIVE PLAN

Applicant/Owner: DP Rentals, LLC

Location: 7328 & 7330 Southside Drive

Proposed Use: Contractor's Office

Engineers, Land Planners and  
Landscape Architects: Land Design & Development, Inc.

Request: Zone Change from R-5 to C-1 and C-2

### COMMUNITY FORM

*Goal 1 – Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.*

The proposed zone change complies with all of the applicable, Objectives and Policies 3.1.5, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 23, 27 & 28 of Goal 1, for these reasons.

As stated in the Goal 1, Policy 3.1.5, the Town Center form:

[T]ypically has a compact mixture of moderately intense uses including shopping, restaurants, offices, and residence... The Town Center should have a high level of pedestrian, roadway, transit and bicycle access, a connected street pattern, shared parking and pedestrian amenities. More intense uses in the Town Center are located in close proximity to the major thoroughfare... [Emphasis added]

The proposed use complies with Goal 1 in several ways. First, this development will take an R-4 use that is completely out of place in a Town Center and re-purpose an unoccupied, deteriorating home on blighted property for an office use, consistent with the Town Center goal. The shape of the lot is atypical for a Town Center, largely created by the fact that this area between New Cut Road and Southside Drive creates a triangle shape, with long, irregular shaped lots, making orientation towards the street difficult. Currently the large, internal open parts of this lot and the adjacent areas have been neglected, used for dumping, and created a refuge for crime. The office use is consistent with the Town Center purpose and will bring this property much closer to the goals of the Town Center form than the property currently provides. The "contractor's shop" will also enhance the Town Center. Even though it is not a more traditional Town Center use, it will occupy the long, unused part of the lot away from the street utilizing otherwise wasted areas. It will clean up the lot, eliminate the draw for criminal elements and thereby dramatically improve the area with appropriate lighting. Further, it will facilitate and assist the entire area and surrounding lots near New Cut Road and Southside Drive fulfilling the Town Center purpose.

The office and the contractor's shop will have connected and shared parking utilizing a shared access agreement consistent with the Town Center goal, along with sidewalks promoting pedestrian bicycle use.

The Property will further ensure new development and redevelopment that is compatible with the scale and site design of nearby existing development. It will allow a mixture of densities with the use of appropriate buffers and will not cause non-residential use into residential uses. The office and contractor's workshop will locate higher density and intensity near the major thoroughfares of New Cut Road and Southside Drive and place the employment uses near existing infrastructure and transportation. The potential adverse impacts, such as noise, lighting and traffic will be mitigated through the use of buffers and compliance with the Land Development Code. Finally, the use of the office and contractor's workshop promote mixed use development and utilization and density with a long, irregular lot located in the Town Center responding to the distinctive physical, historic, and cultural qualities.

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

The proposed zone change complies with all of the applicable, Objectives and Policies 1, 2, 5, 6, 7, 9, 12 13, 14, 15, 16, & 17 of Goal 2, for these reasons.

The proposed use will encourage sustainable growth and density around mixed-use centers and corridors by placing density compatible with desired form and existing infrastructure. The design and density are appropriate with adjacent uses that will serve the needs of the surrounding community. The development will be compact in an activity center resulting in efficient land use and cost effective infrastructure investment. The mixture of compatible uses will reduce traffic and limit trips. The development will rehabilitate the deteriorating home on the property for office use. The plan will provide neighborhood serving contractor workshop and office use. The two uses will share entrance and parking facilities reducing the number of curb cuts and the site will be easily accessible by pedestrian and bicycle traffic and provide green spaces.

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

The proposed zone change complies with all of the applicable, Objectives and Policies 2, 3, 6, 7, 8, 9 & 12 of Goal 3, for these reasons.

The proposed development plan will enhance the surrounding neighborhoods by protecting the open space and natural resources by creating detention basins and protecting natural resources. The open space is compatible with the Form District in that it provides open space that can be visually enjoyed by the community and ensures transitions between the various surrounding properties.

Detention basins being added will improve the issues with standing water and the problems associated with standing water, while respecting the natural features of the property. These changes will protect the health, safety and welfare of future uses of the development.

*Goal 4 – Promote and preserve the historic and archaeological resources that contribute to our authenticity.*

The proposed zone change complies with all of the applicable, Objectives and Policies 1, 2 & 3 of Goal 4, for these reasons.

The development plan will promote and preserve the historic and archaeological resources that contribute to our authenticity renovating, preserving and adaptive reuse of the residence currently on the property.

## **MOBILITY**

*Goal 1 – Implement an accessible system of alternative transportation modes.*

The proposed zone change complies with all of the applicable, Objectives and Policies 1, 3, 4, 7 & 14 of Goal 1, for these reasons.

The development plan implements an accessible system of alternative transportation modes by providing sidewalks and walkway connections between the uses for bicycles and pedestrian traffic, in addition to vehicles. The site is close to public transportation. The office use is located close to the roadway to minimize distances of travel and encourages bicycle use in an activity center. The plan places higher density and intensity near existing corridors and along the minor arterial of Southside Drive and close to the major arterial of New Cut Road and the TARC service available there.

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

The proposed zone change complies with all of the applicable, Objectives and Policies 1, 2, 4, 5, 6, 7, & 8 of Goal 2, for these reasons.

The development plan complies with the objectives and policies of Goal 2 by promoting a safe, accessible and efficient transportation system by accommodating pedestrian, bicycle and vehicular access through the connected lots and accessible rights of way between the two lots being created. The site distances for the curb cut are adequate for the area. The internal circulation of pedestrian and vehicular traffic is appropriate with the connected walkways and shared access, parking, etc. The entrance is compatible with surrounding development and aesthetically pleasing to adjacent areas.

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

The proposed zone change complies with all of the applicable, Objectives and Policies 1, 2, 3, 4, 5, 7, 10, 11, 12, 14, 17, 18, 20, 24, & 27 of Goal 3, for these reasons.

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. The plan will not burden the transportation network, but will enhance it with developing the lot in a way that is closer to the purpose for the Town Center than the site currently provides and by introducing uses that will not create a lot of peak travel traffic. The plan is consistent with long range transportation plans. The parking requirements of the site consider the density of the use and the character and pattern of the Form District in that it converts a residence to office use by the street. The two differing uses will share a curb cut reducing access points to Southside Drive fulfilling the policy of joint access for development sites. The plan also satisfies the policy of infill development opportunities supporting biking and pedestrian travel.

## **COMMUNITY FACILITIES**

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

The proposed zone change complies with all of the applicable, Objectives and Policies 1, 2, & 3 of Goal 2, for these reasons.

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 so as to 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 complies with all of the applicable, Objectives and Policies 3, 7, & 9 of Goal 1, for these reasons.

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 reusing and redeveloping a deteriorated and blighted property in southwest Louisville. It locates the office and contractor's shop in an area with existing infrastructure in an efficient manner increasing economic opportunities in the area. It will provide opportunities to underserved small businesses in the area increasing economic opportunity to business owners and employment. While the development will not create high traffic, the traffic will be directed on a minor arterial.

*Goal 2 – Cultivate a vibrant, unique city that attracts, retains, and develops a highly-skilled workforce.*

The proposed zone change complies with all of the applicable, Objectives and Policies 1, 3, 4, 5, & 7 of Goal 2, for these reasons.

This development plan complies with Goal 2 of Economic Development as it enhances the quality of life in the area by reusing and readapting a current less desirable use, while at the same time protecting and improving the economic value of the surrounding areas. It satisfies the goal and policy of infill development to take advantage of the existing infrastructure. The design elements being used will limit the heat island effect through the use of gravel rather than black asphalt and green detention basins.

## **LIVABILITY**

*Goal 1 – Protect and enhance the natural environment and integrate it with the built environment as development occurs.*

The proposed zone change complies with all of the applicable, Objectives and Policies 2, 4, 5, 7, 12, 23, 25, 26, 27, 28, 31, 35, 36, & 39 of Goal 1, for these reasons.

The development plan complies with the objectives and policies of Goal 1 of Livability element in that it protects the provides pedestrian and bicycle connectivity while not creating much in new traffic for the area. It also will improve the current drainage problems associated with the

site where water puddles on the area, through the use of detention basins and a gravel parking lot greatly reducing what would otherwise be an impervious surface. Trees will be preserved where they can, particularly on the property boundaries, and landscaping will be added to reduce the impacts of the site to nearby multi-family housing.

*Goal 2 – Ensure equitable health and safety outcomes for all.*

The proposed zone change complies with all of the applicable, Objectives and Policy 8 of Goal 2, for these reasons.

The development plan complies with the objectives and policies of Goal 2 of Livability element by dramatically cleaning a blighted site which will be a benefit to the residences and businesses in the immediate vicinity, particularly the adjacent properties.

*Goal 3 – Ensure equitable access to land use planning and Policy-making resources.*

The proposed zone change complies with all of the applicable, Objectives and Policies 1, 2, & 4 of Goal 3, for these reasons.

The development plan complies with the objectives and policies of Goal 3 of Livability element providing equitable access to the land use planning and policy resources by providing the surrounding residents and property owners notice of the development, notice of all public meetings and by providing the neighborhood meeting, encouraging and providing an opportunity for area involvement in the plan design.

*Goal 4 – Integrate sustainability and resilience in community planning processes.*

The proposed zone change complies with all of the applicable, Objectives and Policies 1, 2, & 8 of Goal 4, for these reasons.

The development plan complies with the objectives and policies of Goal 4 of Livability element by providing and enhancing choices for mobility choices, encouraging clean air by reducing miles driven by providing needed services to an underserved area. It also provides needed office and contractor services in and along high capacity transit corridors of Southside Drive and next to New Cut Road.

## **HOUSING**

The proposed zone change and development plan complies with all of the applicable. Objectives and Policies of Goal 1, 2, & 3 as it creates and locates necessary services and employment opportunities in an existing activity center 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.

\* \* \*

For all of these and other reasons set forth on the Detailed District Development Plan/preliminary subdivision plan accompanying this application and in accordance with evidence presented at Planning Commission public hearings, this application will comply with all other applicable Guidelines and Policies of the Cornerstone 2040 Comprehensive Plan.

Respectfully submitted,

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