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

Applicant/Owner: One Fourteen LLC

Location: Block 306, Lots 46 & 47 (No address per PVA)

Proposed Use: Multi-story, climate controlled, self-storage mini-warehouse

Engineers, Land Planners and
Landscape Architects: Mindel Scott & Associates, Inc.

Request: Zone Change from C-1 to C-2 with a Conditional Use Permit

INTRODUCTORY STATEMENT

This proposal is for a change in zoning of a 2.38 acre tract located along the west side of Hurstbourne Pkwy., just south of Morat Ave. to convert a long mostly vacant site which was zoned C-1, approved as a Gold's Gym, to self-storage. The close proximity to Shelbyville Road, Westport Road, and the Snyder Freeway of the subject property, plus all the businesses, apartments and neighborhoods that have access off this highly developed area of Hurstbourne Pkwy, ensures that the proposed self-storage facility will be highly convenient for storage users. It is also a more desirable zoning for the area because C-1 does not allow self-storage, which will allow for a use that will not add much if anything to traffic, particularly at the morning and afternoon peak traffic times. Access agreements, as exists and if obtainable with other adjoining land uses will ensure safe, and more efficient traffic flow to this small proposed self-storage facility.

Land uses already existing in this area, such as the assorted C-1 properties adjoining this site, the OR-3 nearby and a mix of adjoining and other nearby apartments, offices and retail uses, will be complemented and supported by the addition of this new self-storage facility.

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 3.1.11, 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 3.1.11, the Campus Form District:

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[T]ypically contain[s] a mixture of uses that are clustered for a single or predominant function, often of regional importance, such as a university, a hospital complex or an office development for corporate headquarters. A mixture of uses is encouraged and may include residential or commercial, but the uses primarily should serve the people who work or live on the campus. The form should be compact and walkable, with multiple buildings, central gathering areas, extensive open space, internal shared parking, private walkways and roadways, and shared utilities and signage. Some Campus Form Districts may need significant buffering from abutting uses. Campuses may include entry roads as part of an internal system of interconnected streets... [Emphasis added]

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The proposed use complies with Goal 1 in several ways. First, this development will take a C-1 use and re-purpose vacant property which can support the Campus Form District goal and also serve the many surrounding businesses and residential uses. The shape of the lot is small and atypical for a Campus Form District, largely created by the fact that this area between the curvature of Hurstbourne Pkwy. and the adjoining property creates a triangle like shape, which is long and irregular shaped,, making and other uses more difficult to utilize. The self-storage use is consistent with the Campus Form District purpose and will bring this property much closer to the goals of the Campus Form District than many other uses would provide, while at the same time greatly improving on traffic generated by virtually any other use. The “self-storage” will also enhance the Campus Form District by directly serving the other businesses and uses in the immediate vicinity as well as the regional area. Even though it is not a more traditional Campus Form District use, it will occupy the long, unused lot utilizing otherwise what have been up to now a wasted area. it will also have traditional landscaping buffers along Hurstbourne so the orientation of the site will be towards the other “campus” uses, and it will dramatically improve the area with appropriate lighting. Further, it will facilitate and assist the entire “campus” area and surrounding lots near Hurstbourne Pkwy. and Morat fulfilling the Campus Form District purpose. The self-storage will have connected parking and walkways consistent with the Campus Form District goal, promoting pedestrian and 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. The self-storage facility will locate the C-2, higher density and intensity use, adjacent to the major thoroughfare of Hurstbourne Pkwy. near existing infrastructure and transportation. The potential adverse impacts, such as noise, lighting and traffic will be minimal because self-storage does not generate much use or noise, but even the little created will be mitigated through the use of buffers and compliance with the Land Development Code. Finally, the use of the self-storage facility promotes mixed use development and utilization and density with a long, irregular lot located in the Campus Form District 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 plan will provide campus and neighborhood serving self-storage use. The use will create any new curb cuts on Hurstbourne Pkwy. and the site will be easily accessible by, and more importantly, facilitate pedestrian and bicycle traffic.

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 a detention basin and landscaping buffers, 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 fully mitigate any issues with standing water or water run-off, while respecting the natural features of the property. These changes will protect the health, safety and welfare of future uses of the development.

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 self-storage use is located close to the roadway to minimize distances of travel and encourages bicycle use in an campus center. The plan places higher density and intensity near existing corridors and along the major arterial of Hurstbourne Pkwy. 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 utilizing the currently existing access from the major arterial of Hurstbourne Pkwy., and the more minor roads near the site. It accommodates pedestrian, bicycle and vehicular access through the connected lots and accessible rights of way. 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.

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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 complimentary campus and neighborhood serving business, 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 Campus Form District than the site currently provides and by introducing uses that will not create significant traffic at all, and certainly not 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 Campus Form District in that it develops a vacant site for self-storage use by the major arterial of Hurstbourne Pkwy. The plan also satisfies the policy of infill development opportunities supporting campus and neighborhood serving uses.

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 developing an unused property in eastern Louisville. It locates the self-storage in an area with existing infrastructure in an efficient manner increasing economic opportunities in the area. It will provide opportunities to underserved small businesses and residences 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 towards a major 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.

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This development plan complies with Goal 2 of Economic Development as it enhances the quality of life in the area by utilizing an underused, vacant property, 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 mitigate the impact of the site through the use of landscape buffering along Hurstbourne Pkwy, as well as along the adjacent properties.

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 creates little if any new traffic for the area. It also will not burden the current drainage through the use of detention basins. 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 the boundary along Hurstbourne Pkwy.

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

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

The development plan complies with the objectives and policies of Goal 2 of Livability element by developing a vacant, unused site which will be a benefit to the residences and businesses in the immediate vicinity, particularly the adjacent campus 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 self-storage services in and along high capacity transit corridors of Southside Drive and next to New Cut Road.

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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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