

RLM PROPERTIES, INC.

STATEMENT OF COMPLIANCE

16ZONE1029

5206 St. Gabriel Lane

RECEIVED

JUN 08 2016
PLANNING &
DESIGN SERVICES

The applicant, RLM Properties, Inc., proposes to reuse the existing day care building on the subject property for general and medical office space. The applicant is also proposing to bring the existing parking areas up to contemporary standards by adding pavement where needed. The proposed adaptive reuse development will include up to 2,211 square feet of medical office, with the remainder of the building being used for general office. The subject property is located in the Neighborhood Form District. The Neighborhood Form can include, where appropriate, offices, like the one proposed.

The proposed adaptive reuse complies with the intent of Guideline 2-Centers, and its applicable Policies. The proposed office is compatible with its surroundings, as the structure has been in this location for many years as a day care center with a capacity of up to 150 children, though the current enrollment is approximately 75 children. The project includes needed improvements to the existing parking area in order to bring it into compliance with contemporary standards for parking lot design and the Land Development Code.

The proposed adaptive reuse complies with the intent of Guideline 3-Compatibility, and its applicable Policies. The existing day care use has been in operation for many years, and the building, which began as a residence, has been modified to be more commercial in nature. The proposal is to renovate the building as needed to accommodate offices but to maintain the character of the building and site to a large extent. The office use should generate significantly less peak hour traffic than the day care center and should be quieter, as well. The applicant is proposing to maintain a significant buffer between the proposed office and the adjacent residence to the east.

The proposed adaptive reuse complies with the intent of Guidelines 4-Open Space and 5-Natural Areas and Scenic and Historic Resources and their applicable Policies. The proposal includes modest site improvements, and the site will remain more than 20% open space. The proposal will also avoid areas of steep slopes on the subject property. There are no natural areas or historic resources that have been identified on the subject property.

The proposed adaptive reuse complies with the intent of Guidelines 7-Circulation and its applicable Policies. The proposal includes a redesign and small expansion of the existing

parking areas on the subject property to allow for the site to meet current design standards. The applicant is also proposing to modify the entrances to the subject property to improve safety on St. Gabriel Lane.

The proposed adaptive reuse complies with the intent of Guidelines 10-Flooding and Stormwater and 11-Water Quality and their applicable Policies. The proposal includes an increase of less than 10% of impervious surface in small additions to the parking areas. Much of the subject property, especially the area near the rear of the property where there is a drainage area, will remain open and undisturbed.

The proposed adaptive reuse complies with the intent of Guideline 12-Air Quality and its applicable Policies. The proposal is an adaptive reuse of an existing building and should result in less traffic on a daily basis than the current day care center.

The proposed adaptive reuse complies with the intent of Guideline 13-Landscape Character and its applicable Policies. The applicant proposes to maintain more than 20% of the subject property in open space and will add interior landscape areas where none exist today. The applicant is seeking waivers to allow for encroachments into the Landscape Buffer Areas along Hurstbourne Parkway and Stony Brook Drive to allow for existing and improved parking to encroach in buffer areas.

For the reasons set forth above, the Louisville Metro Planning Commission should recommend to the Louisville Metro Council that it approved the proposed rezoning application.

10388437v1

RECEIVED
JUN 06 2016
PLANNING &
DESIGN SERVICES

16 ZONE 1029