



PRISM ENGINEERING & DESIGN GROUP, LLC

2300 PLANTSIDE DRIVE, SUITE B
LOUISVILLE, KENTUCKY 40299
TELEPHONE (502) 491-8891
FAX (502) 491-8898

720 ROLLING CREEK DRIVE, SUITE 207
NEW ALBANY, INDIANA 47150
TELEPHONE (812) 590-3737
FAX (812) 590-3734

**Detailed Statement of Compliance
With the Applicable Guidelines and Policies of the
Cornerstone 2020 Comprehensive Plan
February 3, 2014**

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Property Owner: F & R Friedmann, LLC
Applicant: Kentucky Gymnastics Academy, Inc.
Location: 13705 Aiken Road, Louisville, Kentucky 40245
Engineer: Prism Engineering & Design Group, LLC.
Proposed Use: Gymnastics Facility
Requests: Rezoning requested from M-2 to C-M for the proposed 1.9 acre tract and LDC Waivers

FEB 03 2014

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Introductory Statement

Kentucky Gymnastics Academy, Inc., proposes to develop a 1.90 acre of land located at 13705 Aiken Road and fronting along Avoca Station Court. The applicant proposes to construct a 12,000 sq. ft. building and 54 parking spaces on the proposed 1.90 acre lot. The site is currently part of a larger tract and will, therefore, require a minor plat to create the 1.90 acre lot. The site has access to Aiken Road via Avoca Station Court through the existing Private Access Easement and is situated between the existing Pet Suites and Custom Pool Contractors facilities.

Guideline 1- Community Form

The proposed 1.90 acre parcel is situated between existing development, including Pet Suites along the north side of the proposed site and Custom Pool Contractors to the south. The proposal will be integrated into the existing development area, with the building setback from the street with green space and landscape buffers between the proposed parcel and the existing development and the existing roadway.

The Suburban Workplace form district is typically identified by single, large-scale uses with connections to roadways, public transportation and pedestrian facilities. The proposal consists of a 12,000 sq. ft. building for operation of the gymnastics facility, with pedestrian connections from the proposed parking areas to the building and from the building to the frontage along Avoca Station Court. Currently, there are no pedestrian facilities along Avoca Station Court, nor along Aiken Road.

Guideline 3- Compatibility

The existing development consists of mix of existing non-residential uses, with varied intensity along Aiken Road and Avoca Station Court. Surrounding uses vary, but zoning classifications are similar in nature and are not adversely affected by the proposal. The proposed building, situated in the southeast corner of the lot will be visible from Avoca Station Court along the east elevation, from the existing development along the north and south elevations and the west elevation is visible from the existing railroad. The proposal incorporates building materials and design elements similar to those of the existing development industrial development, and as required by the Land Development Code. Likewise, the proposed setbacks and lot dimensions are comparable and compatible with the surrounding development and meet the Suburban Workplace form district standards.

The proposal does not result in any potential odor or air quality emission concerns. During construction, mitigation measures required by the Air Pollution Control District will be in place to prevent fugitive particulate emissions from reaching existing roadways and neighboring properties.

The proposed development will provide 54 parking spaces and access Avoca Station Court at the northeast corner of the site. The proposal will not adversely affect traffic patterns within the surrounding area. The facility will operate throughout the daytime and into the evening, with patrons arriving and departing intermittently throughout the day. Parking areas, lighting and service areas are not located in proximity to residential areas and will not adversely affect the existing development. Proposed site lighting will conform to the regulations of the Land Development Code, thereby limiting any adverse effects of the proposal on nearby properties and the night sky.

Since the proposal is a less intense use than the surrounding properties, landscape buffers will be provided along the north and south property lines to provide a transition between the proposed use and the slightly more intense adjacent uses. Additionally, parking and circulation areas will be buffered with proposed landscaping, as required by the Land Development Code. Proposed parking areas are located along the side and rear of the proposed lot, rather than being oriented toward the street.

Proposed signage will be compatible with the Suburban Workplace form district and will conform to the requirements of the Land Development Code. Freestanding signage will be located along Avoca Station Court.

Guideline 4- Open Space

An open space area dedicated for community use is not required for the proposed use. However, the applicant will incorporate a playground area into the proposed development. The proposed playground area, located along the east side of the building, will be fenced and have internal site access for use by patrons.

The proposed on-site vehicular use areas (drive aisles and parking spaces) are required to have perimeter landscaping buffer areas and interior landscape areas. The installation of landscaping features along the perimeter of the property and at the internal areas of the site, will provide a more overall open feel for the property. Existing trees and vegetation on the site will be removed for the proposed construction. However, the required tree canopy coverage will be provided, in accordance with the Land Development Code.

Guideline 5- Natural Area and Scenic and Historic Resources

The proposed development will provide the required tree canopy coverage, in accordance with the Land Development Code. Due to the existing elevation difference across the site, there are topographic changes necessary. As a result, the existing trees and vegetation will be substantially cleared from the site. The required tree canopy coverage and landscape will be provided through by planting new trees, shrubs and ground cover, in accordance with the Land Development Code.

There are no historic resources or cultural features on the site. Additionally, no development problems are anticipated in regards to soil type or steep or unstable slopes.

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Guideline 6- Economic Growth and Sustainability

The proposed zoning classification will complement the existing zoning and uses within the development and the Suburban Workplace form district. Surrounding uses vary, but zoning classifications are similar in nature and are not adversely affected by the proposal. The Suburban Workplace form district is typically identified by single, large-scale uses with connections to roadways, public transportation and pedestrian facilities. The proposal consists of a 12,000 sq. ft. building for operation of the gymnastics facility, with parking facilities connecting to the existing roadway infrastructure.

Guideline 7 & 8- Circulation & Transportation Facility Design

The planned development area is situated in a Suburban Workplace form district, but there are no adjacent pedestrian facilities or public transit routes. Adequate parking facilities and traffic circulation accommodations will be provided on the site. The site will access Avoca Station Court from the proposed driveway at the northeast corner of the site, with appropriate turning radii for vehicles entering the site.

ADA compliant pedestrian accommodations are proposed from the internal sidewalks to the front door of the building and bicycle racks will be provided for bicycle oriented patrons.

Guideline 9- Bicycle, Pedestrian and Transit

The planned development area is situated in a Suburban Workplace form district, but there are no adjacent pedestrian facilities or public transit routes. Adequate parking facilities and traffic circulation accommodations will be provided on the site. The site will access Avoca Station Court from the proposed driveway at the northeast corner of the site, with appropriate turning radii for vehicles entering the site.

ADA compliant pedestrian accommodations are proposed from the internal sidewalks to the front door of the building and bicycle racks will be provided for bicycle oriented patrons.

Guideline 10- Flooding and Stormwater

The proposed development is not located within a floodplain or an area prone to flooding, nor does the project affect any natural water courses. An existing storm water detention basin is located at the northwest corner of the site in an existing easement, with the basin outlet located offsite. The proposal will increase the impervious area for the site, but the additional runoff will be captured and detained in the existing detention basin.

Guideline 12- Air Quality

It is not expected that the Kentucky Gymnastics Academy facility and/or the associated parking area will have any adverse impacts on the air quality. Mitigation measures for dust control will be provided during construction to prevent fugitive particulate emissions from reaching roads and neighboring properties.

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Guideline 14- Infrastructure

There are no improvements required for the public roadways for the proposed project. There is an adequate water supply at the planned development area, for both domestic use and fire protection purposes.

The site does not have access to a sanitary sewer connection. The sites in this area utilize on-site sewage lagoons for treatment and disposal of sewage. A shared lagoon is proposed for this site and will be utilized by Kentucky Gymnastics Academy, as well as Custom Pool Contractors.

Summary Statement

For all the above reasons and others identified on the Detailed District Development Plan submitted with this application, including any additional conditions of approval that may need to be addressed and presented by the time of Planning Commission review, this application complies with all relevant and applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan.

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