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

Owner & Applicant: Jain Holdings, LLC

Location: 3608 Dixie Highway

Proposed Use: Rehabilitation facility

Requests: Conditional Use Permit to allow a Rehabilitation facility per LDC Section 4.2.31

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INTRODUCTORY STATEMENT

The applicant is requesting a Conditional Use Permit (CUP) to allow a rehabilitation facility along the major arterial of Dixie Highway on the existing zoned C-1 lots. The existing building on site will remain as is on the exterior and the renovated interior to accommodate a use to serve private pay and insurance pay individuals voluntarily wanting medical and professional assistance in dealing with their drug or alcohol dependency needs.

A neighborhood meeting was held on August 15, 2018.

GUIDELINE 1 – COMMUNITY FORM

The Community Form for this property is the Traditional Marketplace Form District which is characterized by locations along major roadways where the pattern of development is distinguished by a mixture of low to medium intensity uses such as neighborhood-serving shops, small specialty shops, restaurants, and services. This drug and alcohol rehabilitation application complies with this Guideline because it is service oriented, fills a community based need to deal with the current dependency epidemic, locating the service along the major arterial of Dixie Highway with a low to medium intensity use, rather than in the middle of residential or too intense commercial/industrial uses. The location's activity will be directed towards Dixie Highway, with appropriate screening in the form of a fence to mitigate any nuisance to the residential properties around Dixie Highway.

GUIDELINE 2 – CENTERS

This application complies with applicable Intents and Policies 1, 2, 4, 5, 7, 8, 11, 14 and 15 of Guideline 2 because it is an added use to an existing but vacant building which promotes the efficient use of land and investment in existing infrastructure, also lowering utility costs by reducing the need for extensions and by reducing commuting time and transportation related air pollution. This application locates the business in an existing activity center, taking advantage of the intensity of Dixie Highway and benefiting from the utilities and infrastructure already available at the site lowering utility costs and need for extensions. The location mixes uses in an

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already existing activity center, requiring fewer trips.

GUIDELINE 3 – COMPATIBILITY

This application complies with Intents and applicable Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 20, 21, 22, 23, and 24 of Guideline 3 because there will be no issues with regard to noise, lighting, odors or similar nuisances. The building materials and height are compatible with nearby buildings and consistent with the nearby commercial and residential development. To the extent this use could be placed in any area, including residential, through a conditional use permit, the location on the major arterial of Dixie Highway. The impacts of odors, traffic, noise, lighting and visual effects are mitigated by virtue of the location of the existing building and the parking lot so that they have reduced impacts on nearby residential neighbors.

GUIDELINE 4– OPEN SPACE

This application complies with the Intents and applicable Policies of these Guideline 4 in that it preserves the existing open space by re-using the existing improvements, maintaining the buffer between existing residential development and remains consistent with the existing development.

GUIDELINE 6 – ECONOMIC GROWTH AND SUSTAINABILITY

This application complies with Intents and specifically applicable Policy 6 of this Guideline because, this location exists in an existing activity center, the use is being modified to reuse an commercial property that has been vacant, which should help this business activity within this center.

GUIDELINES 7 AND 8 – CIRCULATION AND TRANSPORTATION FACILITY DESIGN

This application specifically complies with applicable Policies 1, 2, 10, 11, 12, 13, 14, 15 and 16 of Guideline 7 and with applicable Policies 9, 10 and 11 of Guideline 8 because, as stated, this development will receive the stamp of approval from applicable Works Department and Transportation/Traffic Planning agencies in advance of docketing for Board of Zoning Adjustment (BOZA) review. That stamp will once again demonstrate compliance with all Public Works standards governing access, internal circulation and so on.

GUIDELINE 9 – BICYCLE, PEDESTRIAN AND TRANSIT

This application complies with the Intents and applicable Policies 1, 2, 3 and 4 of this Guideline because transit is available along Dixie Highway at this location. Also, this center is accessible by people using TARC buses, bicycles and those walking.

GUIDELINE 10 – FLOODING AND STORMWATER

This application complies with the Intents and applicable Policies 1, 3, 6, 7, 10 and 11 of this Guideline because, the development plan must receive the stamp of approval from MSD in advance of docketing for BOZA review, thus demonstrating compliance with MSD regulations regarding stormwater management. Furthermore, no additional impervious surfaces are being created as a consequence of the areas set aside for outdoor seating for the sale and consumption

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of alcoholic beverages.

GUIDELINE 11 – WATER QUALITY

This application complies with the Intents and applicable Policy 3 of this Guideline because no new building is expected and, it would be required to comply with the MSD soil erosion and sedimentation control ordinance.

GUIDELINE 12 – AIR QUALITY

This application complies with the Intents and applicable Policies, 1, 2, 3, 4, 6, 7, 8 and 9 of this Guideline because the use supports an efficient land use pattern and encourages density along a well served major arterial with mixed use development.

GUIDELINES 14 AND 15 – INFRASTRUCTURE AND COMMUNITY FACILITIES

This application complies with the Intents and applicable Policies of these Guidelines because infrastructure already exists and utilities are available at the site, eliminating the need or necessity of an increase burden on existing infrastructure.

* * *

For all of the above reasons and others identified on the Detailed District Development Plan submitted with this application, including conditions of approval to be addressed with neighbors and presented by the time of LD&T review, this application complies with all other relevant and applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan.

Respectfully submitted,

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