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

Applicant/Owner: TT of B Louisville, Inc.

Location: 100 and 102 Marshall Drive, fronting on
Shelbyville Road with access through the
adjoining already C-2 zoned auto sales lot to
the west

Proposed Use: Auto sales parking lot/display area in
association with the proposed automotive
dealership primarily located on an adjacent
pre-“Plan Certain” lot

Engineers, Land Planners and
Landscape Architects: BTM Engineering

Request: Change in Zoning from R-7 to C-2

INTRODUCTION

This rezoning involves a proposal to demolish 2 old apartment buildings and replace them with auto display parking as an addition to the adjacent already zoned (previously Fiat, Nissan and Pontiac dealerships) site that is the subject of construction plans for the pre-“Plan Certain” BMW of Louisville dealership that will be constructed both next door and also, if approved, on this site. This site together with the adjoining site will be developed under a common scheme with common access.

GUIDELINE 1 – COMMUNITY FORM

The proposed automobile dealership on this site is appropriate because Suburban Neighborhoods contain retail uses at appropriate locations at appropriate scale when designed to be compatible with residential neighborhoods. This proposal is to combine an auto display lot that is well screened, buffered and that mitigates all neighborhood impacts with an existing already C-2 zoned auto dealership site next door.

GUIDELINE 2: CENTERS

The proposed automobile dealership complies with all of the applicable Intents and Policies 2, 3, 4, 5, 7, 8, 9, 11, 12, 13, 14 and 15 of Guideline 2. This is because this property, adjacent to an already properly C-2 zoned site that has long been a car dealership site, involves an efficient use of land similarly used next door and an investment in existing infrastructure. Car buyers already visiting the dealership long established next door will have travel times and distances reduced

when shopping along a busy arterial already lined with multiple other auto dealerships. Since this is an expansion of an already properly C-2 zoned site with a history of various auto dealerships located next door, this rezoning does not involve an isolated commercial use expansion. The activity center established along this stretch of Shelbyville Road means this involves an expansion of same and not the creation of a new activity center. The small addition of land to a long-standing automobile dealership site promises to enhance the commercial use already existing at that location. The new BMW dealership to locate here and next door will be of a high-end design. Existing utilities will be utilized. Parking will be well screened and landscaped.

GUIDELINE 3: COMPATIBILITY

The proposed automobile dealership complies with all of the applicable Intents and Policies 1, 2, 4, 5, 6, 7, 8, 9, 20, 21, 22, 23, 24, 28 and 29 of Guideline 3. This is because the proposed new BMW automobile dealership here and next door is a compatible use in an area of large employment activities, notably other auto dealerships. The proposed dealership building on the already C-2 zoned adjacent site will include an attractive, remodeled dealership building consisting of high quality building materials. Odors and air quality emissions, traffic, noise, lighting and visual impacts are addressed on this discretionary DDDP site (and also on the adjoining ministerial plan site) by virtue of a proposed detailed list of landscaping, screening, lighting, drainage facility and amenity designs proposed with the City of Beechwood Village and some neighbors awaiting what the applicant hopes is a formal application benefitting all concerned. The accompanying images from the 3 neighborhood meetings detail a lot of this, including enhanced setbacks with good screening and buffering and less intense lighting.

GUIDELINE 6 – ECONOMIC GROWTH AND SUSTAINABILITY

The proposed automobile dealership complies with all of the applicable Intents and Policies 1, 2, 5 and 6 of Guideline 6. This is because this site represents a small expansion at a high-traffic location to accommodate a new car dealership in an already existing activity center. This reduces costs of land development and further promotes an existing employment center with good access to a support population that will visit this new auto dealership.

GUIDELINES 7, 8 AND 9 – CIRCULATION; TRANSPORTATION FACILITY DESIGN; AND BICYCLE, PEDESTRIAN AND TRANSIT

The proposed automobile dealership complies with all of the applicable Intents and Policies 1, 2, 4, 10, 11, 13, 14, 15 and 18 of Guideline 7, Policies 1, 5, 7, 8, 9, 10 and 11 of Guideline 8, and Policies 1, 2, 3 and 4 of Guideline 9. This is because Shelbyville Road has adequate traffic-carrying capacity for business growth, and a car dealership generates less traffic than many retail users because of fewer large purchases as opposed to more smaller purchases – thus less customers than many retail uses on similar acreage. Since roads systems are adequate, the issues to address, as addressed on the DDDP accompanying this application, involve the issues of parking adequacy, alternative transportation modes, and whether internal traffic movements, internal parking arrangements and access from Shelbyville Road via the adjacent already C-2 zoned site as well as between adjoining sites are appropriately designed. The DDDP accompanying this application (combined with the pre-“Plan Certain” development plan on the adjoining site) satisfy all of the design requirements of Metro Public Works and Transportation

planning which are inherent in all three of these Guidelines. The DDDP must receive the preliminary stamp of approval from these agencies prior to public review.

GUIDELINES 10, 11 AND 12 – FLOODING AND STORMWATER; WATER QUALITY; AND AIR QUALITY

The proposed automobile dealership complies with all of the applicable Intents and Policies 1, 3, 6, 7, 10 and 11 of Guideline 10, Policies 3 and 5 of Guideline 11, and Policies 1, 4, 7, 8 and 9 of Guideline 12. This is because MSD requires that post development peak rates of runoff do not exceed pre-development conditions and that adjacent properties are not adversely affected by the subject site's new and through drainage from storm water run-off. MSD's preliminary stamp of approval will be required on the DDDP prior to public review. Moreover, stormwater measures added, where not required, to the adjoining, already C-2 zoned companion site, will improve overall stormwater conditions more so than if this site alone was considered absent applicant/developer concessions made of the adjoining pre-"Plan Certain" lot. MSD has also established soil erosion and sediment control as well as water quality standards which must be met with this development's construction plans. As to all of the Policies associated with air quality, they are always addressed when commuting times and distances are reduced when new activities congregate, as here, in an existing activity center.

GUIDELINE 13 – LANDSCAPE CHARACTER

The proposed automobile dealership complies with all of the applicable Intents and Policies 1, 2, 3, 4, 5 and 7 of Guideline 13. This is because, as the concept landscape plan produced at the neighborhood meetings and accompanying this application demonstrate, as will be included in the eventual landscape plan filed with DPDS post zoning approval, that this site will not just comply with, but rather exceed, LDC landscape requirements. And as mentioned above as respects stormwater management, enhanced landscaping, screening and buffering are added next door where not required.

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For all of these and other reasons set forth on the Detailed District Development 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 2020 Comprehensive Plan.

Respectfully submitted,

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