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

Applicant: Pinnacle Properties

Owner: King Southern Bank

Location: 3818, 3820 and 3824 Bardstown Road

Proposed Rezoning/Use: R-4 and C-1 to C-M for Mini-storage facility

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

BACKGROUND

The proposed Buechel Mini-storage facility is located on four lots, three of which have existing older homes on them, apparently used as offices. They do not appear to be in good shape or of historic value. The site is surrounded by multiple uses, mainly retail, warehouse and some office. To the rear of the site is the only true residential.

The applicant proposes to remove the existing structures in order to construct the mini-storage facility, with access directly to and from Bardstown Road. The design of the site will be typical of most mini-storage facilities, probably a split-face block on the rear of the buildings to give the effect of a screening wall. The interior will also be constructed, like most mini-storage facilities, of metal buildings. But they will not be visible from the outside, except perhaps in a very limited way through the entry gate, which will utilize what is typically utilized, that being a brushed aluminum, wrought iron style architectural gate.

GUIDELINE 1: COMMUNITY FORM: TOWN CENTER

The proposed Buechel Mini-storage facility is located in a Town Center, which seems like a district designation for this area, but it is what it is. Nevertheless, Town Centers do contain significant amounts of diverse uses, largely in square footage quantities greater than the activity centers found in neighborhoods. These uses are typically compact and designed to serve the needs of the Town Center.

This application complies with this Guideline because this particular Town Center includes a variety of businesses, which are traditional users of mini-storage facilities. Residents are as well, which is a reason that mini-storage facilities like to locate along arterial roadways in order to conveniently serve both the nearby commercial businesses and residential populations. Mini-storage facilities are located in Town Centers elsewhere around Metro Louisville.

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GUIDELINE 2: ACTIVITY CENTERS

The Intents and applicable Policies 1, 2, 4, 5, 7, 11, 14 and 15 all relate to the fact that activity centers are intensely developed areas, whether in a neighborhood or a Town Center like this, where infrastructure already exists, where commuting times can be reduced because of the intensity of mixed uses within a defined area, the desirability being that uses within an activity center be mixed and compactly developed.

This application complies with Intents and applicable Policies of this Guideline because, as stated in the introductory section of this Compliance Statement, the applicable properties are surrounded by a diversity of uses, in close proximity to one another. The site is along an arterial, easily accessible from both residential areas and nearby businesses who and which will utilize the proposed Buechel Mini-storage facility. Town Centers are typically thought of as activity centers in and of themselves, and this is one where the development is already mixed, compact and with available infrastructure already at the site.

GUIDELINE 3: COMPATIBILITY

The Intents and applicable Policies 1, 2, 4, 5, 6, 7, 8, 9, 12, 19, 20, 21, 22, 23 and 28 all pertain to how potentially incompatible uses can be made compatible through design.

This application complies with these Intents and applicable Policies of this Guideline as follows. As said, potentially incompatible uses can be made compatible through design, and that is accomplished at this location because, as inferred hereinabove, there is no consistent design theme in this immediate area. Therefore, finding a design that fits with something already constructed is a bit of a challenge. Indeed, given some of the higher intensity, older uses located nearby, the applicant thought that perhaps an all metal mini-storage building would be design-appropriate for this area. But at time of application, they have conceded that, unless standards are relaxed during the process, they will utilize a split-face block material along the rear of the metal buildings, such that the look from the exterior will be one of a masonry wall, which is typical of other mini-storage facilities around Metro Louisville. This is a pleasant look, assuring that the interior of the site, which is constructed of metal, will not be visible except through an attractive wrought iron style, black brushed aluminum gate.

As said, hazardous materials will be prohibited from this facility. No odors or noises are associated with it. Lighting will not extend above the roof line, so it will not be visible from off site. It will be directed down and away from nearby properties. Access will be controlled from one location. Parking will be minimized. Peak hour traffic is nonexistent and is generally distributed throughout the day. This use fits with the centers concept.

GUIDELINE 5: HISTORIC RESOURCES

The Intents and applicable Policies of this Guideline, among other things, are intended to preserve buildings and cultural sites of significance.

This application complies with the Intents and applicable Policies of this Guideline because the old houses on these properties do not appear to have any significant historical or cultural significance. If they do, they can be photographed with the results submitted to Metro Historic Preservation for safe-keeping.

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GUIDELINE 6: ECONOMIC GROWTH AND SUSTAINABILITY

The Intents and applicable Policies 3, 5, 6 and 11 of this Guideline all apply to assuring the availability of necessary usable land to facilitate various types of commercial and other development, including the desire to develop within activity centers where redevelopment is possible.

This application complies with the Intents and applicable Policies of this Guideline because the subject property appears to be out of character with the rather intense variety of industrial and commercial use mostly surrounding it. Because a market study was done demonstrating that a mini-storage facility of this kind was needed to support the demands of commercial activities and homes along this stretch of Bardstown Road, it makes sense to utilize this property in a productive manner. After all, it is, as said above, an activity center surrounded with a variety of different uses. Continued use of this property in its current state seems illogical given its surroundings.

GUIDELINE 7: CIRCULATION, GUIDELINE 8: TRANSPORTATION FACILITY DESIGN, GUIDELINE 9: ALTERNATIVE FORMS OF ACCESS

The Intents and applicable Policies 1, 2, 9, 10, 11, 12, 13, 14 and 16 of Guideline 7, plus applicable Policies 5, 9, 10 and 11 of Guideline 8, plus applicable Policy 1 of Guideline 9 all pertain to the issues that are thoroughly reviewed and determined by Metro Transportation Planning and Public Works officials. They have their standards for design of all of the Policies referenced hereinabove.

This application complies with the Intents and applicable Policies of these Guidelines as follows. First, as stated, in order to be docketed for review by the Planning Commission's Land Development and Transportation (LD&T) Committee and set for public hearing, the referenced government agencies need to "stamp" the plan for preliminary review, thus indicating those technical reviewing agencies' determination that the issues raised by these applicable Policies have been addressed on the detailed district development plan filed with this application. Mindel Scott & Associates (MSA) is a professional land planning and engineering firm that takes into account all of these factors. Consequently, it has shown on the development plan that access to the site, as determined by government agencies, is located where it will not have a negative impact on the local street system. Thus, access is appropriately shown on the detailed development plan, as well as circulation throughout the development, including necessary parking. Stub connections to adjoining properties are not included because this is a secure facility, thus access through the development to other properties would not make sense because security would be lost. It is believed that adequate right-of-way already exists along Bardstown Road. But if it does not, added right-of-way will be granted, as is always the case. Site distances to and from that road have been determined to be adequate. Pedestrian access will be provided along the property's frontage. However, bicycles and transit are not likely to have need for access to this facility because it is for residents and businesses who want to deliver and pick up stored items which are usually not done on a bicycle or transit.

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GUIDELINE 10: FLOODING AND STORMWATER

The Intents and applicable Policies 1, 3, 6, 7, 10 and 11 of this Guideline all pertain to the issues of stormwater management, which is the review focus of MSD.

This application complies with the Intents and applicable Policies of this Guideline as follows. The detailed district development plan includes on-site detention. Mr. Mindel explained to neighbors at the neighborhood meeting who had concern about some standing water in the area, that, although the site will include impervious areas not present to date, stormwater will be engineered to flow through catch basins to the detention basin which will outlet into an existing stormwater system. That system has adequate stormwater carrying capacity. The detention basins will be designed to assure that post-development rates of runoff do not exceed pre-development rates.

GUIDELINE 11: WATER QUALITY

The Intents and applicable Policies 3, 4, 5 and 9 of this Guideline are intended to assure water quality through application to new development of standards developed by MSD.

This application complies with the Intents and applicable Policies of this Guideline as follows. MSD has established both soil erosion and sedimentation control standards as well as water quality standards. The applicant must demonstrate compliance with these through construction design, which it will do.

GUIDELINE 12: AIR QUALITY

This Intents and applicable Policies 1, 2, 4, 6, 7, 8 and 9 of this Guideline all pertain to finding ways to assure that local air quality problems are not exacerbated and, to the extent possible, that air quality might even be improved.

This application complies with the Intents and applicable Policies of this Guideline as follows. Because, as stated, there is a demonstrated need for a facility of this kind to serve the local population and nearby businesses, vehicle miles traveled can be reduced, given that customers will be able to utilize a facility close by.

GUIDELINE 13: LANDSCAPE CHARACTER

The Intents and applicable Policies of this Guideline all pertain to assuring that all facilities are adequately treed and landscaped.

This application complies with the Intents and applicable Policies of this Guideline as follows. This facility will include all the required landscaping, notably along the perimeter where, in accordance with landscape requirements of the local Land Development Code.

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For all the reasons set forth herein and in accordance with testimony at the LD&T committee meeting and public hearing the application complies with all other applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan.

Respectfully submitted,

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CLIENT/Pinnacle-Miranda/Buechel - Application - Comp Statement
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