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STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, OBJECTIVES AND POLICIES OF THE PLAN 2040 COMPREHENSIVE PLAN

Applicant & Owner: One Fourteen LLC

Location: 14015 Old Henry Trail

Proposed Use: Commercial/Retail center

Engineers, Land Planners and
Landscape Architects: Land Design & Development, Inc.

Request: Zone change from R-4 to C-1

COMMUNITY FORM

Goal 1 – Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.

The proposed zone change and detailed district development plan (DDDP) comply with applicable Objectives a, b, c, e & f and applicable Policies 1, 2.1, 2.7, 3.1.3., 4, 6, 7, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 23, & 28 as follows:

The proposed change in zoning to C-1 complies with Goal 1 in several ways. A small neighborhood serving retail/residential center is proposed in a rapidly growing area of Old Henry Road, just outside the Snyder Freeway where a large retail activity center already exists. With the new residential growth outside of the Gene Snyder, commercial mixed-use retail locations on a scale like this have an increased demand, to serve these new residential units.

The new mixed use retail/residential center will provide an alternative housing option while also supporting the existing retail stores in the proposed center and position the overall development to adapt readily now and in the future to new market demands. Its location close to neighboring residential developments will be convenient for the residents and will reduce vehicle miles travelled for those seeking routine neighborhood serving products and services without driving to large commercial centers. The rezoning will serve the suburban area in a robust and healthy commercial manner fulfilling the Neighborhood form district goals.

The development and proposed zone change will remain compatible with the scale and site design of the neighboring residential. The rezoning will allow a mixture of densities through the development of this small parcel in the best way possible. Appropriate buffers will be created in such a way that this rezoning will not cause the expansion into residential areas. The potential adverse impacts, such as noise, lighting and traffic will continue to be mitigated through the use of buffers, setbacks and compliance with the Land Development Code.

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There is a small area plan, the Old Henry Road Subarea Plan, adopted in May, 2000 (the “Old Henry Plan”), for this property and area which contemplates what is being proposed for this property located within Planning Area 2 of the Old Henry Plan. The Old Henry Plan provides should non-residential development options be approved in this area, mix of residential and non-residential should be expected. The proposal is for neighborhood serving retail, which would fall within what was contemplated. Per page 40 of the Old Henry Plan, the subject property is not located within a “residential collar” as described therein. Further, the proposal meets many of the Guiding Principles of the Old Henry Plan, including providing pedestrian connections along transportation corridors, diversity of housing options (through mixed use residential), and traffic calming measures such as traffic reduction through mixed-use projects. The concerns raised in the Old Henry Plan as to commercial in this area, such as commercial corridor expansion down Old Henry (which can never happen as the properties between this and the 1-265 are developed residentially), and fast food service and gas stations which draw traffic from outside the area (which the DDDP would not allow).

Goal 2 – Encourage sustainable growth and density around mixed-use centers and corridors.

The proposed zone change and DDDP comply with applicable Objectives b & d and Policies 1, 2, 5, 6, 7, 8, 9, 11, & 17 as follows:

The proposed change in zoning from R-4 to C-1 to allow the additional retail/residential uses will encourage sustainable growth and avoid potential decline and will continue to provide density around a mixed-use center and along commercial corridors by placing density compatible with the neighborhoods and existing infrastructure. The design and density are appropriate with adjacent uses that will serve the needs of the surrounding community as they will not change from what exists at the site other than the proposed uses. The development will be compact in an activity center resulting in efficient land use and it will take advantage of and compliment cost-effective infrastructure investment. The mixture of compatible uses will reduce traffic and limit trips for customers and users of the site, along with providing “capture trips” by providing additional retail services to those already traveling Old Henry Road and Factory Lane avoiding more lengthy trips. The proposed uses are not ones that would be destinations, or if so, ones they would go during non-peak hour times. This site is within a corridor where major support population exists. As a relatively small retail/residential center, it will be compact and will contain a mixture of acceptable/desirable retail/residential uses, complimentary to what exists in the growing area.

Goal 3 – Enhance neighborhood by protecting and integrating open space, watershed and other natural resources.

The proposed zone change and DDDP comply with applicable Objectives a and c, and Policies 9, 10 and 12 follows:

The proposed development plan will enhance the surrounding neighborhoods by not diminishing any open space or natural resources and will provide a Tree Protection Area on the northwest area of the site. The zoning change will not impact any flood prone areas, nor will it impact any wet or permeable soils or steep slopes, and by providing a detention basin the stormwater management will be handled more effectively. There are no known karst areas on the site. The proposal avoids any significant change in topography and does not cause any environmental changes or damage. The landscape buffers and setbacks will continue to provide the community

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transitions between the site and the surrounding properties. Moreover, the stormwater drainage improvements will continue to limit any issues with flooding or standing water with no new impervious surface proposed, while respecting the natural features of the property and protecting the health, safety and welfare of the adjacent properties and future uses of the development.

Goal 4 – Promote and preserve the historic and archaeological resources that contribute to our authenticity.

The proposed zone change and DDDP comply with applicable Policies 1 & 2 as follows:

There are no historic buildings or features on the property. The rezoning and development plan will essentially provide an infill activity center location where a large support population exists. Thus, it represents a good opportunity for continued economic development for the area.

MOBILITY

Goal 1 – Implement an accessible system of alternative transportation modes.

The proposed zone change and DDDP complies with applicable Objectives e and Policy 4 as follows:

Although the neighborhood serving mixed use retail/residential is more intense than the existing and adjacent zoning, it is a small scale development to serve the surrounding existing and approved and future residential developments as well as to serve future activity and employment centers in this rapidly developing area. Further, the property is located at the intersection of Old Henry Trail and Old Henry Road.

Goal 2 – Plan, build and maintain a safe, accessible and efficient transportation system.

The proposed zone change and DDDP comply with applicable Objectives a, b, c & d and Policy 4 as follows:

The development plan complies with the objectives and applicable policy of Goal 2 by promoting safe, accessible and efficient transportation uses by accommodating pedestrian, bicycle and vehicular access to a minor arterial (Old Henry Road) and a local street (Old Henry Trail) which is not through areas of significantly lower density or intensity and will not thereby create a nuisance.

Goal 3 – Encourage land use and transportation patterns that connect Louisville Metro and support future growth.

The proposed zone change and DDDP comply with applicable Objectives a, b, c, & d and Policies 1, 2, 3, 4, 5, 6, 9 and 10as follows:

The development plan complies with the objectives and policies of Goal 3 by providing walking and bicycling opportunities with the sidewalks (which will be installed when the Old Henry Road widening project is completed and interconnected walkways and by providing a mix of complimentary neighborhood serving businesses, services and reducing miles travelled by providing the activity center with additional development in this infill situation. The plan will

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not burden the transportation network but will allow the site to continue to be consistent with the purpose of the Neighborhood. The parking requirements of the site consider the intensity and density of the use and the character and pattern of the Form District in that it will continue to serve the community. The plan also satisfies the policy of supporting biking and pedestrian travel by providing for those modes of access, with excess bike parking provided. All required utilities are available to the site.

COMMUNITY FACILITIES

Goal 2 – Plan for community facilities to improve quality of life and meet anticipated growth.

The proposed zone change and DDDP comply with applicable Policies 1, 2, & 3 as follows:

This development plan is not a community facilities plan, but it does locate development in areas currently served by existing infrastructure, it has adequate water supply and access to sewers so as to not burden existing or future community facilities.

ECONOMIC DEVELOPMENT

Goal 1 – Provide an economic climate that improves growth, innovation, investment and opportunity for all.

The proposed zone change and DDDP complies with applicable Objectives a, c, d, f & h and Policies 2, 3, and 4 as follows:

This development plan complies with Goal 1 of Economic Development as it provides economic climate that improves growth, innovation, and investment opportunity for all by providing for the use of an otherwise undevelopable parcel in an infill context. It locates these new potential uses in an area with existing infrastructure in an efficient manner increasing economic opportunities in the area. It will also provide opportunities to small businesses by providing another location with a supportive residential component with convenient access to major arterials and roadway infrastructure without generating high volumes of traffic.

Goal 2 – Cultivate a vibrant, unique city that attracts, retains, and develops a highly-skilled workforce.

The proposed zone change and DDDP complies with applicable Objectives a, b, c, d & f and Policies 1, 3, 4, 5, & 7 as follows:

This development plan complies with Goal 2 of Economic Development as it enhances the quality of life in the area by developing a small infill location, while at the same time protecting and improving the economic value of the surrounding areas by assisting the economic viability of the activity center. It also satisfies the goal and policy of infill development to take advantage of the existing infrastructure.

LIVABILITY

Goal 1 – Protect and enhance the natural environment and integrate it with the built environment as development occurs.

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The proposed zone change and DDDP comply with applicable Policy 7, 12, 17 23, 25, 26, 27, 28, 31, 32, 35, & 39 as follows:

The development plan complies with the objectives and policies of Goal 1 of Livability element in that it provides pedestrian and bicycle connectivity while not creating new traffic for the area. It also will continue to deal with any impacts to drainage associated with the site through the use of detention basins accounting for the impervious surface. Landscaping will be added where necessary and required under the Land Development Code to reduce the impacts of the site to nearby residential uses. There are no known karst features on the site.

Goal 2 – Ensure equitable health and safety outcomes for all.

The proposed zone change and DDDP comply with applicable Objectives a, b, c & d and Policy 8 as follows:

The development plan complies with the objectives and policies of Goal 2 of Livability element by providing additional goods and services in close proximity.

Goal 3 – Ensure equitable access to land use planning and Policy-making resources.

The proposed zone change and DDDP complies with applicable Objective c and Policies 1, 2, & 4 as follows:

The development plan complies with the objectives and policies of Goal 3 of Livability element providing equitable access to the land use planning and policy resources by providing the surrounding residents and property owners notice of the development changes, notice of all public meetings, by providing the neighborhood meeting, and providing an opportunity for area involvement in the plan design and sought-after zoning changes.

Goal 4 – Integrate sustainability and resilience in community planning processes.

The proposed zone change and DDDP complies with applicable Objectives a, b, c, e & f and Policies 1, 2, & 8 as follows:

The development plan complies with the objectives and policies of Goal 4 of Livability element by providing and enhancing choices for mobility and encouraging clean air by reducing miles driven by providing needed services to an area needing such services. It also provides needed retail services in and along high capacity transit corridors of Old Henry Road and Factory Lane, supporting public transportation with the medium intensity uses.

HOUSING

The proposed zone change and DDDP comply with applicable Objectives and applicable Policies of Goal 1, 2, & 3 as it creates and locates necessary services and employment opportunities near residential areas, thereby strengthening and supporting the housing in the area. This use will facilitate connected and mixed-use areas and ensure long term affordability and living options for all in the community. The proposed zoning will permit diversity in housing styles, mixed-income and inter-generational residency without displacing any current residents and providing an innovative method of housing.

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For all of these and other reasons set forth on the Detailed District Development Plan/preliminary subdivision plan accompanying this application and in accordance with evidence to be presented at Planning Commission public hearings, this application will comply with all other applicable Objectives and Policies of the Plan 2040 Comprehensive Plan.

Respectfully submitted,

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