

Justification Statement/Statement of Compliance with the Cornerstone 2020 Comprehensive Plan

Case No. 19ZonePA-0017

Project Name: Copper Chase Business Park

Location: 10000 Grassland Drive

Owner: Paul & Mildred Quinn, Bland Electric Co. Inc., City of Jeffersontown, Kentucky

Applicant: Paul and Mildred Quinn

Proposed Use: Contractor's Shops

Proposed Zoning District and Use: Zoning District Change from OR2 Office Residential to PEC Planned Employment Center

The proposed Zoning District change is consistent with the Neighborhood Form District and PEC uses immediately to the west and south west. The proposed PEC zoning is more compatible with the demand for contractor shop uses in the area than the current zoning which would allow a higher intensity office use. This is especially true of a site, like this one, that is close to existing similar uses as well as nearby industrial parks consistent with the ongoing high demand in the area for this type of use.

PEC zoning is certainly appropriate for this location as there is PEC zoning immediately adjacent to these properties all along Grassland Drive including immediately adjoining the Parcel to be rezoned.

The zoning change is compatible with Plan 2040 in the following ways:

- The proposed use is a continuation of and compatible with adjacent uses to the west in compliance with Community Form Guidelines.
- The proposed use does comply with Community Form Goal 1 and 2 as there is adequate infrastructure in place and the property is close to a transit corridor.
- The proposed use is arguably less intensive than the approved OR2 office use as far as the amount of traffic that would be generated as there will be far fewer car trips along Grassland Drive for a contractor shop than for an office building (which is what is currently approved). This site complies with Mobility Goal 2 as the access proposed through the apartment complex will not permit a nuisance and will generate less traffic than the already approved office buildings.
- The proposed use does not expand non-residential uses into residential areas. Adjacent uses are commercial, multifamily and single family. The currently approved use is for office use.
- The site is located close to Taylorsville Road which is a transit corridor and the local class roads (Grassland and Merioneth) have been previously improved in anticipation of future traffic again consistent with Community Form Goal 1. In addition, there is sufficient access and connectivity

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to allow non-residential development in the current Neighborhood Form District in compliance with Goal 2 of the Community Form and with Economic Development Goal 1. The proposed use will not create a nuisance, the connector streets were improved by the Applicant years ago and the proposed use is less intensive than the approved office use so there is adequate infrastructure in place and this will not create an isolated site as the adjacent uses are already zoned PEC.

- There is sufficient infrastructure to serve the site, which is compatible with Goal 1, Policy 2, which encourages business to locate adjacent to existing industry to take advantage of infrastructure needs. This is consistent with the intent of the Comprehensive Plan which is to promote efficient land use and investment in infrastructure and keeping utility costs low by not extending the utility services and encouraging commercial revitalization of developing areas.
- The previous dedication of the walking trail to civic use by the applicant is compliant with Goal 3c and Goal 3d of the Community Form Guidelines by adding a valued public space to the area. In addition, the trail meets Goal 1f of the Mobility Guidelines by promoting and expanding accessible greenways and multi-use trails. Furthermore, it complies with Livability Goal 1c by making public outdoor spaces publicly accessible.
- The proposed use is designed to be compatible with the immediately adjacent property and with many of the nearby uses, it will not result in damage to the character of the existing neighborhood and will not be a use that will cause a nuisance either, through noise, light or odors. In addition, the portion of the Property to be developed which abuts the existing residential uses along Merioneth Drive is *already* zoned PEC, leaving only the multifamily apartments to abut the proposed use, so the impact on abutting residential uses is relatively minimized by this rezoning application.
- The proposed development complies with the policies that are required and that are applicable pursuant to the Land Development Code. The elevations included with this application will demonstrate that the proposed buildings will be attractive and compliant with the development code addressing any design or aesthetics concerns. Furthermore, the enclosed site plan demonstrates compliance with set-backs. The applicant will comply with all necessary tree-canopy and landscaping requirements. The current Land Development Code design process addresses many of these issues, and also will require lighting be directed away from residential uses. Furthermore, no odors are expected to emanate from the proposed building and all activities will be limited to car and truck traffic, anticipated to be mostly during daylight hours. The proposed buildings are buffered from any near residences and no hazardous materials are anticipated to be used in the buildings, though paint, janitorial supplies or fertilizer as part of the occupants business may be located on site from time to time.
- This proposed development will comply with applicable water management requirements. First, Storm Water Management requires MSD review and is addressed in detail on the submitted detailed district development plan. Second, Water Quality is also subject to the regulatory authority of MSD and will be addressed by the district development plan. Third, Air Quality is subject to the authority of the Air Pollution Control District and will also be addressed on the district development plan and subject to review by that agency. Any items not addressed on the development plan will need to be addressed in order to obtain building permits (e.g. silt fencing,

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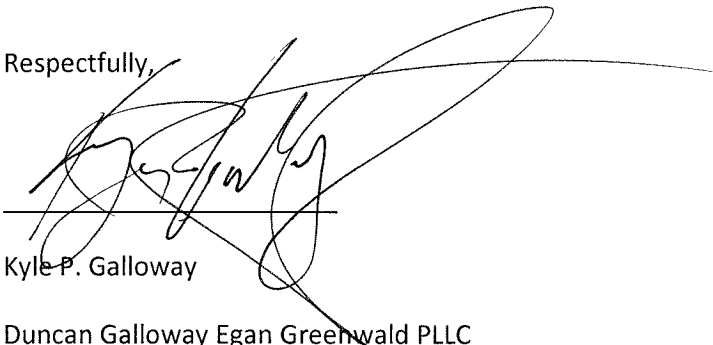
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drainage basin compensation) etc.... The intent of these guidelines is to protect the air and water quality and to ensure damage to streams and nearby properties is minimized by property drainage system design. Since this is a new development all of the appropriate regulatory review will occur and be complied with.

- The proposed use will comply with the Landscape and Tree Canopy requirements in a manner consistent with Community Form Goal 3. Tree canopy will be preserved (consistent with Community Form Goal 4) or added as is appropriate and in compliance with the Land Development Code. The submitted plans will be further refined and reviewed by Planning Commission staff and the Applicant site engineering firm in order to ensure compliance.

For the above reasons, as well as the materials submitted with the application and during the application process as well as the testimony to be given at the upcoming public hearings, this application complies with the intent, the relevant policies and the Guidelines of Plan 2040.

Respectfully,

A large, stylized handwritten signature in black ink, appearing to read 'K. Galloway', is written over a horizontal line. The signature is highly cursive and extends significantly to the right of the line.

Kyle P. Galloway

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